



# राजपत्र, हिमाचल प्रदेश

## हिमाचल प्रदेश राज्य शासन द्वारा प्रकाशित

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शिमला, सोमवार, 29 सितम्बर, 2008 / 7 आश्विन, 1930

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हिमाचल प्रदेश सरकार

योजना विभाग  
अर्थ एवं सांख्यिकी

अधिसूचना

शिमला-2, 25 सितम्बर, 2008

**संख्या: पी०एल०जी०-(३)-२/२००७ (पीएमओ).**—हिमाचल प्रदेश की राज्यपाल, भारत के संविधान के अनुच्छेद-309 के परन्तुक द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए, हिमाचल प्रदेश अर्थ एवं सांख्यिकी विभाग में फोटोस्टेट मशीन ऑपरेटर, वर्ग-4 (अराजपत्रित) के पद के लिए इस अधिसूचना से संलग्न उपाबंध-‘क’ के अनुसार भर्ती और प्रोन्नति नियम बनाती हैं, अर्थात् :—

1. **संक्षिप्त नाम और प्रारम्भ.**—(1) इन नियमों का संक्षिप्त नाम हिमाचल प्रदेश अर्थ एवं सांख्यिकी विभाग फोटोस्टेट मशीन ऑपरेटर, वर्ग-4 (अराजपत्रित) भर्ती और प्रोन्नति नियम, 2008 है।

(2) ये नियम राजपत्र, हिमाचल प्रदेश में प्रकाशित किए जाने की तारीख से प्रवृत्त होंगे।

आदेश द्वारा,  
हस्ताक्षरित /—  
अरविन्द मैहता ।

हिमाचल प्रदेश अर्थ एवं सांख्यिकी विभाग में फोटोस्टेट मशीन ऑपरेटर, वर्ग-4 (अराजपत्रित) के पद के लिए भर्ती और प्रोन्नति नियम।

1. पद का नाम.—फोटोस्टेट मशीन ऑपरेटर
2. पदों की संख्या.—1 (एक)
3. वर्गीकरण.—वर्ग- 4 (अराजपत्रित)
4. वेतनमान.—2820-100-3220-10-3660-120-4260-140-4400 रुपए ।  
(विस्तृत रूप में अंकित करें)
5. चयन पद अथवा अचयन पद.—अचयन ।
6. सीधी भर्ती के लिए आयु.—लागू नहीं ।
7. सीधे भर्ती किए जाने वाले व्यक्तियों के लिए अपेक्षित न्यूनतम शैक्षिक और अन्य अर्हताएं.—लागू नहीं ।
8. सीधे भर्ती किए जाने वाले व्यक्तियों के लिए विहित आयु और शैक्षिक अर्हताएं प्रोन्नत व्यक्ति (व्यक्तियों की दशा में लागू होंगी या नहीं.—आयु : लागू नहीं ।  
शैक्षिक अर्हताएं.—लागू नहीं ।
9. परीक्षा की अवधि, यदि कोई हो.—दो वर्ष, जिसका एक वर्ष से अनधिक ऐसी और अवधि के लिए विस्तार किया जा सकेगा, जैसा सक्षम प्राधिकारी विशेष परिस्थितियों में और लिखित कारणों से आदेश दें ।
10. भर्ती की पद्धति : भर्ती सीधी होगी प्रोन्नति, प्रतिनियुक्ति, स्थानान्तरण द्वारा और विभिन्न पद्धतियों द्वारा भरे जाने वाले पद (पदों) की प्रतिशतता.—शतप्रतिशत प्रोन्नति द्वारा ।
11. प्रोन्नति, प्रतिनियुक्ति, स्थानान्तरण की दशा की श्रेणियां (ग्रेड) जिनसे प्रोन्नति, प्रतिनियुक्ति या स्थानान्तरण किया जाएगा.—वर्ग-4 कर्मचारियों में से प्रोन्नति द्वारा, जिनका छः वर्ष का नियमित सेवाकाल या ग्रेड में की गई लगातार सेवा को सम्मिलित करके छः वर्ष का नियमित सेवाकाल हो और जो फोटोस्टेट/जीरोक्स मशीन पर कार्य करने का 3 वर्ष का अनुभव रखते हों ।

1. प्रोन्नति के सभी मामलों में पद पर नियमित नियुक्ति से पूर्व सम्भरक पद में की गई लगातार तदर्थ सेवा, यदि कोई हो, प्रोन्नति के लिये इन नियमों में यथाविहित सेवाकाल के लिये, इस शर्त के अधीन रहते हुए गणना में ली जाएगी, कि सम्भरक प्रवर्ग में तदर्थ नियुक्ति/प्रोन्नति भर्ती और प्रोन्नति नियमों के उपबन्धों के अनुसार चयन की उचित स्वीकार्य प्रक्रिया को अपनाने के पश्चात् की गई थी :

परन्तु उन सभी मामलों में, जिनमें कोई कनिष्ठ व्यक्ति सम्भरक पद में अपने कुल सेवाकाल (तदर्थ आधार पर की गई सेवा सहित, जो नियमित सेवा/नियुक्ति के अनुसरण में हो) के आधार पर उपर्युक्त निर्दिष्ट उपबन्धों के कारण विचार किये जाने का पात्र हो जाता है, वहां अपने-अपने प्रवर्ग/पद/काडर में उससे

वरिष्ठ सभी व्यक्ति विचार किये जाने के पात्र समझे जायेंगे और विचार करते समय कनिष्ठ व्यक्ति से उपर रखे जाएंगे :

परन्तु यह और कि उन सभी पदधारियों की, जिन पर प्रोन्नति के लिये विचार किया जाना है, कम से कम तीन वर्ष की न्यूनतम अर्हता सेवा या पद के भर्ती एवं प्रोन्नति नियमों में विहित सेवा, जो भी कम हो, होगी:

परन्तु यह और भी कि जहां कोई व्यक्ति पूर्वगामी परन्तुक की अपेक्षाओं के कारण प्रोन्नति किये जाने सम्बन्धी विचार के लिये अपात्र हो जाता है, वहां उससे कनिष्ठ व्यक्ति भी ऐसी प्रोन्नति के विचार के लिये अपात्र समझा जाएगा/समझे जाएंगे ।

**स्पष्टीकरण.**—अन्तिम परन्तुक के अन्तर्गत कनिष्ठ पदधारी प्रोन्नति के लिये अपात्र नहीं समझा जाएगा। यदि वरिष्ठ अपात्र व्यक्ति भूतपूर्व सैनिक है, जिसे डिमोबिलाईज्ड आर्मड फोर्सिस परसोनल (रिजर्वेशन आफ वेकैन्सीज इन दी हिमाचल स्टेट नॉन-टैक्नीकल सर्विसीज) रुलज, 1972 के नियम 3 के उपबंधों के अन्तर्गत भर्ती किया गया है और इनके अन्तर्गत वरीयता लाभ दिये गये हों या जिसे एक्स-सर्विसमैन (रिजर्वेशन आफ वेकैन्सीज इन दी हिमाचल प्रदेश टैक्नीकल सर्विसीज) रुलज, 1985 के नियम 3 के उपबन्धों के अन्तर्गत भर्ती किया गया हो और इनके अन्तर्गत वरीयता लाभ दिये गए हों।

(2) इसी प्रकार, स्थायीकरण के सभी मामलों में ऐसे पद पर नियमित नियुक्ति/ प्रोन्नति से पूर्व सम्भरक पद पर की गई लगातार तदर्थ सेवा, यदि कोई हो, सेवाकाल के लिये गणना में ली जाएगी, यदि तदर्थ नियुक्ति /प्रोन्नति उचित चयन के पश्चात् और भर्ती और प्रोन्नति नियमों के उपबन्धों के अनुसार की गई थी:

परन्तु की गई उपर्युक्त निर्दिष्ट तदर्थ सेवा को गणना में लेने के पश्चात् जो स्थाईकरण होगा उसके फलस्वरूप, पारस्परिक वरीयता अपरिवर्तित रहेगी।

**12. यदि विभागीय प्रोन्नति समिति विद्यमान हो तो उसकी संरचना.**—जैसी कि सरकार द्वारा समय-समय पर गठित की जाए।

**13. भर्ती करने में जिन परिस्थितियों में हिमाचल प्रदेश लोक सेवा आयोग से परामर्श किया जाएगा.**—जैसा विधि द्वारा अपेक्षित हो।

**14. सीधी भर्ती के लिए अनिवार्य अपेक्षा.**—लागू नहीं ।

**15. सीधी भर्ती द्वारा पद पर नियुक्ति के लिए चयन.**—लागू नहीं

**16. आरक्षण.**—सेवा में नियुक्ति, हिमाचल प्रदेश सरकार द्वारा, समय-समय पर अनुसूचित जातियों/अनुसूचित जन-जातियों/अन्य पिछड़े वर्गों और अन्य प्रवर्ग के व्यक्तियों के लिए सेवा में आरक्षण की बावत जारी किए गए आदेशों के अध्वधीन होगी।

**17. विभागीय परीक्षा.**—लागू नहीं ।

**18. शिथिल करने की शक्ति.**—जहां राज्य सरकार की यह राय हो कि ऐसा करना आवश्यक है या समीचीन है, वहां वह कारणों को लिखित में अभिलिखित करके उक्त आदेशों द्वारा, इन नियमों के किन्हीं उपबन्ध (उपबंधों) को किसी वर्ग या व्यक्ति (व्यक्तियों) के प्रवर्ग या पद (पदों) की बावत, शिथिल कर सकेगी।

[Authorised English text of this Department Notification No.PLG-A(3)-2/2007-(PMO) dated 25.9.2008 as required under clause (3) Article 348 of Constitution of India].

**PLANNING DEPARTMENT**  
(Economics & Statistics)

NOTIFICATION

25<sup>th</sup> September, 2008

**No. PLG-A(3)-2/2007-(PMO).**—In exercise of the powers conferred by proviso to Article 309 of the Constitution of India and the Governor of Himachal Pradesh is pleased to make the Recruitment and Promotion Rules for the post of Photostat Machine Operator, Class-IV (Non-Gazetted) in the Department of Economics and Statistics, Himachal Pradesh as per Annexure-“A” attached to this notification namely:—

**1. Short title and commencement.**—(1) These rules may be called the Department of Economics and Statistics, Himachal Pradesh, Photostat Machine Operator, Class-IV (Non-Gazetted) Recruitment and Promotion Rules, 2008.

(2) These rules shall come into force from the date of publication in the Rajpatra, Himachal Pradesh.

By order,  
Arvind Mehta,  
Principal Secretary.

**ANUBANDH “A”**

**RECRUITMENT AND PROMOTION RULES FOR THE POST OF PHOTOSTAT MACHINE OPERATOR, CLASS-IV (NON GAZETTED) IN THE DEPARTMENT OF ECONOMICS AND STATISTICS DEPARTMENT, HIMACHAL PRADESH**

- 1. Name of the post.**—Photostat Machine Operator
- 2. Number of posts.**—1 (One)
- 3. Classification.**—Class-IV (Non Gazetted)
- 4. Scale of pay.**— 2820-100-3220-110-3660-120-4260-140-4400 .  
(Be given in expanded notation).
- 5. Whether Selection post or nonselection posts.**— Non Selection.
- 6. Age for direct recruitment.**—Not applicable.
- 7. Minimum educational & other qualifications required for direct recruits.**—Not applicable.
- 8. Whether age and educational qualifications prescribed for direct recruits will apply in the case of promotee(s).**—**Age :** Not applicable.

**Education Qualification :** Not applicable.

**9. Period of probation, if any.**—Two years subject to such further extension for a period not exceeding one year as may be ordered by the competent authority in special circumstances and reasons to be recorded in writing.

**10. Method of recruitment, whether by direct recruitment or by promotion, deputation, transfer and the percentage of posts to be filled in by various methods.**—100% by promotion.

**11. In case of recruitment by promotion deputation, transfer, grade from which promotion/deputation/transfer is to be made.**—By promotion from amongst the class-IV employees with six years regular or regular combined with continuous ad-hoc service in the grade and should possess three years working experience on the machine of Photostat / Xerox.

1. In all cases of promotion, the continuous ad-hoc service rendered in the feeder post, if any prior to regular appointment to the post shall be taken in to account towards the length of service as prescribed in these rules for promotion subject to the condition that the ad-hoc appointment/ promotion in the feeder category had been made after following proper acceptable process of selection in accordance with the provision of R&P Rules.

Provided that:-

In all cases where a junior person become eligible for consideration by virtue of his total length of service (including the service rendered on ad-hoc basis followed by regular in the feeder post in view of the provision referred to above , all persons senior to him in the respective category/ post /cadre shall be deemed to be eligible for consideration and placed above the junior person in the field of consideration ;

Provided that all incumbents to be considered for promotion shall possess the minimum qualifying service of at least three years or that prescribed in the recruitment and promotion Rules for the post, whichever is less,

Provided further that where a person becomes ineligible to be considered for promotion on account of the requirements of the preceding proviso, the person(s) junior to him shall also be deemed to be ineligible for consideration for such promotion.

**Explanation.**—The last proviso shall not render the junior incumbents ineligible for consideration for promotion if the senior ineligible persons happened to be Ex-Serviceman recruited under the provisions of Rule 3 of Demobilized armed forces personnel (Reservation of Vacancies in Himachal State Non-Technical Services) Rules, 1972 and having been given the benefit of seniority there under or recruited under the provisions of Rule -3 of Ex-Serviceman (Reservation of Vacancies in the Himachal Pradesh Technical Services) Rules, 1985 and having been given the benefit of seniority there under.

(2) Similarly, in all cases of confirmation, continuous ad-hoc service rendered on the feeder post, if any, prior to the regular appointment against such post shall be taken into account towards the length of service, if the ad-hoc appointment/ promotion had been made after proper selection and in accordance with the provision of the R&P rules:—

Provided that inter-se-seniority as a result of confirmation after taking into account, ad-hoc service rendered as referred to above shall remain unchanged.

**12.** *If a Departmental Promotion Committee exists, what is its composition.*—As may be constituted by the Government from time to time.

**13.** *Circumstances under which the Himachal Pradesh Public Service Commission is to be consulted in making recruitment.*—As required under the law.

**14.** *Essential requirement for a direct recruitment.*—Not applicable.

**15.** *Selection for appointment to post by direct recruitment.*—Not applicable.

**16.** *Reservation.*—The appointment to the service shall be subject to orders regarding reservation in the service for Scheduled Castes/Scheduled Tribes/Other Backward Classes/ Other categories of persons issued by the Himachal Pradesh Government from time to time.

**17.** *Departmental examination.*—Not applicable.

**18.** *Powers to Relax.*—Where the State Government is of the opinion that it is necessary or expedient to do so, it may by order for reasons to be recorded in writing and relax any of the provision(s) of these Rules with respect of any class or category of person(s) or post(s).

## HIGH COURT OF HIMACHAL PRADESH AT SHIMLA - 171 001

### NOTIFICATION

12th August, 2008

**No.HHC/GAZ-1-1/74-IX.**—In exercise of the powers vested under Article 229 of the Constitution of India read with Rule 4 of the Himachal Pradesh High Court Officers and the Members of the Staff (Recruitment, Conditions of Service, Conduct and Appeal) Rules, 2003, the Hon'ble the Chief Justice has been pleased to order the promotion and appointment of Shri Bhag Chand Sharma, Secretary, as Deputy Registrar-cum-Special Secretary to Hon'ble the Chief Justice, in the pay scale of Rs.12000-375-13500-400-15500 plus usual allowances, on temporary basis, with immediate effect.

By order,  
Sd/-  
Registrar General.

## URBAN DEVELOPMENT DEPARTMENT

### NOTIFICATION

Shimla-2, the 27th September, 2008

**No. UD-A(1)-1/2006- Nominate.**—In exercise of the powers conferred by sub-section (4) of Section 10 of the Himachal Pradesh Municipal Act, 1994, the Governor, Himachal Pradesh is pleased to nominate the following persons as members of Municipal:—

**MUNICIPAL COUNCIL BILASPUR :**

- (i) Sh. Mohinder Bakshi, Ward No. 4, Near Gurudwara Bilaspur.
- (ii) Sh. Ram Lal Punidir, Ward No. 9 Diara Sector, Bilaspur.
- (iii) Ms Meenakshi Gauttam, Ward No. 3, Roura Sector No. 3, Bilaspur

By order,  
Sd/-  
Principal Secretary.

नगर एवं ग्राम योजना विभाग, हिमाचल प्रदेश

कसौली योजना क्षेत्र हेतु संशोधित प्रारूप विकास योजना के प्रकाशन की सूचना

शिमला, .....

संख्या हिम/टी0पी0/पीलजेटी/डीपी/कसौली/2008/6736-6811.—हिमाचल प्रदेश नगर एवं ग्राम योजना अधिनियम, 1977 (1977 का 12वां) की धारा 19 की उपधारा (1) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए कसौली योजना क्षेत्र हेतु संशोधित प्रारूप विकास योजना को एतद् द्वारा प्रकाशित किया जाता है और सूचित किया जाता है कि उक्त संशोधित प्रारूप विकास योजना की एक प्रति निम्नलिखित कार्यालयों में कार्यालय अवधि में निरीक्षण हेतु उपलब्ध है :-

1. निदेशक,  
नगर एवं ग्राम योजना विभाग,  
नगर योजना भवन, ब्लॉक नं0 32-ए,  
कसुम्पटी, शिमला, हिमाचल प्रदेश-171009.
2. नगर एवं ग्राम योजनाकार,  
मण्डलीय नगर योजना कार्यालय  
सोलन, जिला सोलन, हिमाचल प्रदेश।
3. तहसीलदार,  
तहसील कसौली, जिला सोलन,  
हिमाचल प्रदेश।

संशोधित प्रारूप विकास योजना का एक विश्लेषण प्रतिवेदन, मानचित्रों सहित संशोधित प्रारूप विकास योजना के प्रावधानों, इसके कार्यान्वयन चरण और इसके प्रावधानों में विकास करने की अनुमति को दर्शाता है। विकास योजना का अवलोकन विभागीय साईट [w.himachal.nic.in/tcp/](http://w.himachal.nic.in/tcp/) पर भी उपलब्ध है।

उपरोक्त संशोधित प्रारूप विकास योजना से सम्बन्धित यदि कोई आपत्ति एवं सुझाव हो, तो इन्हें लिखित रूप में निदेशक, नगर एवं ग्राम योजना विभाग, नगर योजना भवन, ब्लॉक नं0 32-ए, कसुम्पटी, शिमला, हिमाचल प्रदेश-171009 या नगर एवं ग्राम योजनाकार, मण्डलीय नगर योजना कार्यालय, सोलन, जिला सोलन, हिमाचल प्रदेश या तहसीलदार, तहसील कसौली, जिला सोलन, हिमाचल प्रदेश को इस सूचना

के हिमाचल प्रदेश राजपत्र में प्रकाशन की तारीख से तीस दिन की कालावधि के भीतर भेजे जाने चाहिए। सुझाव एवं आपत्तियां ई-मेल द्वारा भी निम्न पते पर भेजी जा सकती है।

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स्थान: शिमला

दिनांक:

निदेशक,  
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**TOWN AND COUNTRY PLANNING DEPARTMENT  
HIMACHAL PRADESH**

**NOTICE OF PUBLICATION OF REVISED DRAFT DEVELOPMENT  
PLAN FOR KASauli PLANNING AREA**

In pursuance of powers conferred under sub-section (1) of Section-19 of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977), the revised Draft Development Plan for Kasauli Planning Area is hereby published and notice is given that a copy of said revised Draft Development Plan is available for inspection at the following offices during the office hours:—

1. Director,  
Town and Country Planning Department,  
Himachal Pradesh, Nagar Yojana Bhawan,  
Block No.32-A, Kasumpti, Shimla,  
Himachal Pradesh-171009.
2. The Town and Country Planner,  
Divisional Town Planning Office,  
Solan, District Solan, Himachal Pradesh.
3. The Tehsildar,  
Tehsil Kasauli, District Solan,  
Himachal Pradesh.

The revised Draft Development Plan contains a narrative report supported by maps explaining the proposals of the revised Draft Development Plan, provisions for its enforcement and the manner in which permission for development may be obtained. The document is also available at the departmental website i.e. [www.himachal.nic.in/tcp/](http://www.himachal.nic.in/tcp/)

If there be any objection/ suggestion with respect to the said revised Draft Development Plan, the same may be sent to the Director, Town and Country Planning Department, Nagar Yojana Bhawan, Block No.32-A, Kasumpti, Shimla, Himachal Pradesh-171009, or the Town and Country Planner, Divisional Town Planning Office, Solan, District Solan, Himachal Pradesh or the



Tehsildar, Tehsil Kasauli, District Solan, Himachal Pradesh, before the expiry of thirty days from the date of publication of this notice in the Official Gazette. Objections/suggestions can also be sent by e-mail address

(1) [tcp-hp@nic.in](mailto:tcp-hp@nic.in)

(2) [townank@hotmail.com](mailto:townank@hotmail.com)

**Place: Shimla**

**Dated:**

DIRECTOR,  
Sd/-  
*Town & Country Planning Department,  
Nagar Yojana Bhawan, Block No.32-A,  
Kasumpti, Shimla, Himachal Pradesh-171009.*

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# **DEVELOPMENT PLAN FOR KASAULI PLANNING AREA**

**(PLAN PERIOD-2021)**

**TOWN AND COUNTRY PLANNING DEPARTMENT  
HIMACHAL PRADESH, SHIMLA-171009**

## FOREWORD

Kasauli is one of the most popular hill stations of Himachal Pradesh. It is known because of its proximity to the plains of Punjab and Haryana and also because of its salubrious climate. It has background of colonial heritage and well preserved hillscape. The town and its surrounding areas have an immense potential for developments, as such is attraction for the tourists.

The post independence era witnessed steady increase in the pace of residential and hotel activities in and around Kasauli town. However, it is during last about 20 years, due to the Kashmir and Punjab problems, that the building activities as well as sale/purchase of land increased manifold. While Kashmir was virtually closed, the tourists naturally turned towards Shimla, Manali, Dalhousie and Kasauli. Earlier the Punjab problem had forced rich persons of Punjab to seek their abodes in calm, quiet, pleasant and clean environs of Kasauli. It was suddenly found that a number of private developers, hoteliers and rich people as well as placed persons started entering into the area.

Realizing the gravity of the situation, the State Government extended the provisions of the Himachal Pradesh Town & Country Planning Act, 1977 ( Act No. 12 of 1977) to Kasauli Planning Area vide notification no. PBW(B&R)24(1)/91, dated 17-10-1991. Section 15-A of the said Act was immediately invoked in the said Planning Area vide state Government Notification No. PBW (B&R) (B) 24 (1)/91, dated 31-8-1992, published in the Rajpatra on 19-9-1992, as a consequence of which the existing land use of Kasauli Planning Area was immediately frozen, pending the preparation of existing land use map.

Subsequently, the existing landuse of the area was prepared, notified for public objections/suggestions and finally adopted through a notification in Rajpatra, dated 29-8-1995. Later, on public demand, the boundaries of Kasauli Planning Area were redefined and reduced to along only main roads. The Draft Development Plan was prepared under provisions of section 18 of the Act *ibid* and notified for inviting public objections and suggestions. The Development Plan was conceived after a comprehensive and detailed study of the area in its totality, through interactions with Government and Semi-Government offices, eminent NGOs and also taking into account the potentials of physical growth trends, State Government policies etc. The plan requirements are based on the perspective requirements up to 2015 and was approved by the State Government which was published in the Rajpatra dated 21-07-1998. Since then, the provisions of this plan were being implemented until December, 2006 when the Hon'ble High Court of the State passed orders in the CWPL titled Sh. Baljit Malik V/S State of H.P. As per these orders, no construction having financial implication of more than Rs. 25 lacs is to be approved or allowed to be executed by the State Govt. Consequently, in compliance of orders of the Hon'ble High Court, no project of any kind has been approved by the Himachal Pradesh Town & Country Planning Department having financial implication exceeding Rs. 25 lacs. The boundaries of Kasauli Planning Area were enlarged so as to include areas upto Jagjitnagar on Shaktighat Jagjitnagar road, upto Morephen nallah on Kasauli-Jangeshu-Parwanoo road and upto Tipra on Kimughat-Chakki Ka Morh road vide State Government notification dated 15.01.2007. The Existing Land Use map of the additional areas was also prepared, notified for inviting public objections & suggestions and finally adopted vide notification no. HIM/TP/PJT/PA Kasauli/2007-Vol-II-2662-2790 dated 19-6-2008 issued by the Director, Town & Country Planning Department, Himachal Pradesh. The revised Development Plan for Kasauli Planning Area has now been prepared for the year 2021 A.D. It is expected to play a useful role in ensuring planned and regulated development of Kasauli Planning Area. This Development Plan redressed the issues as directed by the Hon'ble High Court, Himachal Pradesh.

Director,  
Town & Country Planning Deptt.,  
Himachal Pradesh, Shimla-9.

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**CHAPTER-1****1. GENERAL PROFILE****1.1. Regional Setting :**

Kasauli is a Cantonment town situated in the outer and lower Himalayas above the plains of Punjab and Haryana. It is a popular hill station and a frequently visited spot by the tourists being so near to Chandigarh and other nearby areas. It is located at 30° 53' 4'' North latitude and 77° 2' 3'' East longitude at an altitude of 1920 Metres above the mean sea level.

**1.2. Historical Evolution:**

1.2.1. The 150 years old years Cantonment town derives its name from Kasool hamlet. It was in 1842 when Kasauli was founded; an idea mooted by Mrs. Honoria, Sir Henry Lawrence's wife. In year 1843 both of them built a house (Sunny-side villa) for themselves and moved to Kasauli. In year 1846, Sir Henry met Mr. William Hodson in Subathu. They both shared a vision and so it was in year 1847 when the foundation stone of famous Lawrence School was laid. Mr. William Hodson personally supervised the building of this school.

1.2.2 Major General Gilbert, the G.O.C. of Sirhind Division, moved to Kasauli and built for himself a splendid "Gilbert House" which is presented by the residence of the Station Commander. Before Kasool was chosen as a site for a British Cantonment, it was part of the erstwhile princely States of Beja and Baghat. The first Battalion posted here during year 1850 was the 13th light Infantry Regiment.

1.2.3 The Kasauli Brewery near village Kasauli producing English liquor namely Solan No. 1 (whisky) was set up in year 1873 by Mr. Dyer who found the water of a spring as excellent. In year 1920 this Brewery merged with Meakins of Solan and became the Dyer Meakin Breweries. Today it bears the name Mohan Meakins. The Pasteur Institute of India in Kasauli was the first of its kind in the British Empire. It started its functioning at the turn of the century in a house called "St. Cloud", a beautiful building donated by the Maharaja of Patiala. In year 1844, the foundation stone of the Christ Church was laid. The magnificent building still stands in all its imposing glory amidst a beautiful garden today. It is a lovely piece of our cultural heritage.

1.2.4. Before the I.A.F. installations were put up, Kasauli was known for its two beauty spots namely the Ladies Grave and the Monkey Point. Ladies Grave was remnant of two daredevil Irish Ladies who dared to traverse Monkey Point on horses and died. The sundial shaped grave stone, which was surrounded by a grove of Cypress trees, is no more. Today it is replaced by staff quarters of the Air Force personnel.

1.2.5. Monkey Point, the highest hill in the range which gives an uninterrupted view of the Punjab and the Haryana plains, Shimla, Chail, Narkanda, Kinner-Kailash and other snow clad mountains, now has a new temple of Lord Hanumana on its crest. It is said that Lord Hanumana while on his air journey to the upper Himalayas for bringing "Sanjivani Booti" happened to touch this hillock by his left toe. There is also a micro-wave tower set up near this hillock.

1.2.6. Spread over 658 Acres, Kasauli Cantonment was planned for a population of less than 1,000 but it crossed that mark way back in year 1945. In 1991 it was 4,385 and now it is

estimated to be nearly 4,990. During the tourist season this figure goes up by leaps and bounds. The post independence era saw the emergence of residential and hotel activity in and around Kasauli town. It became famous on account of its soothing climate, panoramic views, neatness and cleanliness as well as due to its utter proximity to the plains of Punjab and Haryana. While the town grew at a steady pace during all these years, it was in the late eighties that the town assumed sudden significance. The Punjab and the Kashmir problems made this town a centre of attraction for all those who earlier used to visit Kashmir during summer season. The law and order problem in the State of Punjab also turned a number of rich people and well placed Bureaucrats towards this town. Some private builders as well as hoteliers also decided to make hay while the sun was shining. It started appearing as if every body was running towards Kasauli. Sensing the urgency of the situation, the State Government rose to the occasion and extended the Himachal Pradesh Town and Country Planning Act, 1977 ( Act No. 12 of 1977) to the areas around Kasauli Cantonment.

### 1.3 Kasauli Planning Area:

1.3.1 Under provisions of Section 12 (1) of the H.P. Town & Country Planning Act, 1977, the Himachal Pradesh Government constituted Kasauli Planning Area vide Notification No. PBW (B&R)(B)24(1)/91, Shimla, dated 17-10-1991. Subsequently, the limits of Kasauli Planning Area were redefined and drastically reduced on account of public demand. As a consequence of this, only 26 revenue mohals were notified under Kasauli Planning Area vide State Govt. Notification No. PBW(B&R)(B)24(1)/91 Shimla, dated 17-11-1996. These 26 Revenue Mohals are as under:—

Sr. No. 1	Name of Revenue village 2	Hadbast Number 3	Patwar Circle 4
1.	Badah	714	Garkhal
2.	Banjni	723	Chamian
3.	Chabal	715	Chamian
4.	Chamian	4	Chamian
5.	Chhatyan	157	Kasauli
6.	Deori	98	Kasauli
7.	Dharampur Bathol	768	Gulhari
8.	Garkhal	713	Garkhal
9.	Gosan	101	Garkhal
10.	Kasauli Gaon	99	Kasauli
11.	Kafal-Ka-Hara	100	Garkhal
12.	Khadoli	717	Chamian
13.	Kumarda	766	Gulhari
14.	Mangoti	105	Garkhal
15.	Mando Matkanda	107	Garkhal
16.	Mashobra	158	Kasauli
17.	Nahari	155	Kasauli
18.	Sanawar village	396	Garkhal
19.	Sanwara	106	Garkhal
20.	Sanawar (School)	104	Garkhal
21.	Shilli Kalan	758	Ghulari
22.	Shilli Khurd	759	Ghulari
23.	Shilora Khurd	956	Kasauli
24.	Shilora Kalan (Safermena)	957	Kasauli
25.	Shatyana	716	Chamian
26.	Thare Ka Thakurdwara	765	Gulhari

1.3.2. Vide State Govt. Notification No. TCP-F -(4)-4/2006 dated 15-1-2007, some more Revenue Mohals have been added to the Kasauli Planning Area as under:—

Sr. No. 1	Name of Revenue village 2	Hadbast Number 3	Patwar Circle 4
1	Dochi	102	Garkhal
2	Jagjitnagar	478	Jagjitnagar
3	Jangeshu	86/935	Tiron (Parwanoo)
4	Khajret	472	Chamian
5	Nadoh	103	Basal (Jabli)
6	Nalhog	87/959	Tiron (Parwanoo)
7	Nichli Gangudi	474	Chamian
8	Tipra	86/952	Tiron (Parwanoo)
9	Uperli Gangudi	473	Chamian

#### 1.4 Final boundary of Kasauli Planning Area:

**EAST.**—Starting from outer boundary of village Kumarda Hadbast No. 766 continuing with outer boundary of village Dharampur Bathol Hadbast No. 768, village Shilly Khurd Hadbast No. 759, village Shilly Kalan Hadbast No. 758 and upto meeting point of Sukhi Johri-Garkhal road (via Moti Kona).

**NORTH.**—Then following this road up to outer boundary of village Badah Hadbast No. 714, continuing with outer boundary of village Chabal Hadbast No. 715, village Khadoli, Hadbast No. 717, village Chamian Hadbast No. 4, village Khajret Hadbast No. 472, village Uperli Gangudi Hadbast No. 473, village Nichli Gangudi Hadbast No. 474 and up to outer boundary of village Jagjitnagar Hadbast No. 478.

**WEST.**— Starting from outer boundary of village Jagjitnagar Hadbast No. 478 continuing with outer boundary of village Chamian Hadbast No. 4, village Banjni Hadbast No. 723 upto meeting point of Garkhal Khud, then following Garkhal Khud upto the meeting point of outer boundary of village Kasauli Gaon Hadbast No. 99, following the outer boundary of village Nahari Hadbast No. 155, then following the outer boundary of village Chhatyan hadbast no. 157, village Mashobra Hadbast No. 158, village Shilora Khurd Hadbast no. 956, village Jangeshu Hadbast No. 86/935, village Tipra hadbast No. 86/952, village Nalhog Hadbast No. 87/959 and upto the existing boundary of Parwanoo Planning Area.

**SOUTH.**—Starting from the existing boundary of Parwanoo Planning Area and then following the outer boundary of village Nalhog Hadbast No. 87/959 and upto meeting point of outer boundary of Kasauli Cantonment Hadbast No. 395, village Dochi Hadbast No. 102, village Nadoh Hadbast No. 103, village Gosan Hadbast No. 101, village Garkhal Hadbast No. 713, village Sanawar Hadbast No. 396, village Mangoti Hadbast No. 105, village Sanwara Hadbast No. 106, village Mando Matkanda Hadbast No. 107 and up to the outer boundary of village Kumarda Hadbast No. 766.

## CHAPTER- 2

### DEMOGRAPHIC PROFILE

**2.1** The revised Kasauli Planning area measures 1911.39 hectares and covers 35 rural settlements. It is Y shaped because it extends linearly along three key roads emanating from Kasauli town. It is 12 kms long along Kasauli-Dharampur road, 10 kms along Kasauli Jagjitnagar

road, 12 kms along Kasauli Jangeshu-Parwanoo road and 5 kms Kimmughat-Kutahaghat road. A brief description of the villages falling under Kasauli Planning area is given below:—

Sr. No.	Name of revenue village	Hadbast Number	Area in hectares	Population 2001
1 *	Badah	714	65	158
2 *	Banjni	723	51	199
3 *	Chabal	715	48	198
4 *	Chamian	4	63	627
5 *	Chhatyan	157	17	161
6 *	Deori	98	31	630
7 *	Dharampur Bathol	768	60	1103
8 **	Dochi	102	41.16	147
9 *	Garkhal	713	93	1055
10 *	Gosan	101	23	177
11 **	Jagjitnagar	478	53.93	180
12 **	Jangeshu	86/955	37.87	151
13 *	Kafal Ka Hara	100	6	38
14 *	Kasauli Gaon	99	219	1616
15 *	Khadoli	717	40	124
16 **	Khajret	472	47.90	168
17 *	Kumarda	766	22	77
18 *	Mangoti	105	64	302
19 *	Mashobra	158	27	279
20 *	Mando Matkanda	107	34	174
21 **	Nadoh	103	165.19	416
22 *	Nahri	155	34	120
23 **	Nalhog	87/959	21.65	96
24 **	Nichli Gangudi	474	52.84	175
25 *	Sanawar (School)	104	84	368
26 *	Sanawar (Village)	396	28	860
27 *	Sanwara	106	87	502
28 *	Shatyana	716	27	120
29 *	Shilli Kalan	758	6	28
30 *	Shilli Khurd	759	2	19
31 *	Shilora Kalan	957	36	102
32 *	Shilora Khurd	956	115	307
33 *	Thare-Ka-Thakur Dawara	765	29	391
34 **	Tipra	86/952	21.65	304
35 **	Uperli Gangudi	473	66.12	184
<b>Total</b>			<b>1911.39</b>	<b>11,556</b>

\* Mohals covered under TCP Act in 1996.

\*\* Mohals covered under TCP Act in 2007

**2.2** The population of these 35 settlements was 8,073 as per census, 1991. Thus we can say that Kasauli Planning area has registered a growth rate of 43% during 1991-2001. This however, does not include any urban component, as Kasauli cantonment is not included in it. It can be concluded that Kasauli Planning Area has shown a high growth rate of population during 1991-2001. A major share of this increase has occurred along the arterial roads.

**2.3** So far as Kasauli town is concerned (though the town itself is not included in the Planning Area on account of its being under a Cantonment Board), it had a population of 4,385 persons as per 1991 census. There was 4,990 persons as per 2001 census. Thus the growth rate of Kasauli town (Cantonment Board) during 1991- 2001 decade was 13.79%. The growth rates for various towns of Solan district are given below :—

**Cantonments usually have lower growth rates of population on**

Sr. No.		Population			Growth rate 1991-2001
		1981 Population	1991 Population	2001 Population	
1.	Arki (NAC)	1,631	1,976	2,877	45.59%
2.	Nalagarh (MC)	5,647	7,448	9,443	26.78%
3.	Sabathu(CB)	3,717	3,700	5,719	54.56%
4.	Solan (MC)	13,127	21,751	34,206	57.26%
5.	Dagshai(CB)	1,769	2,163	2,750	27.13%
6.	Parwanoo(NAC)	2,860	5,856	8,609	47.01%
7.	Kasauli(CB)	3,872	4,385	4,990	13.79%

Cantonments usually have lower growth rates of population on account of strict control in terms of sale/purchase of land and construction activities. The land is vested with the central Government and is made available to private individuals on lease basis alone. Therefore the growth rate of a cantonment area is not comparable with the growth rates of other towns. The table below shows the growth rates of all the cantonment towns in Himachal Pradesh:—

Sr. No.	Name of C.B.	1981	1991	2001	%growth rate
1.	Bakloh	1664	1989	1810	(-)8.99
2	Dalhousie	1253	1744	1964	12.61
3	Yol	9214	9310	10,775	15.73
4	Jutogh	1396	1638	2420	47.74
5	Dagshai	1769	2163	2750	27.13
6	Subathu	3717	3700	5719	54.56
7	Kasauli	3872	4385	4990	13.79

**2.4** As is explicit from the above table Kasauli ranks 5th in so far as growth rate of 7 cantonment towns of Himachal Pradesh during 1991-2001 is concerned. It is primarily due to the locational disadvantage of the town. While Yol and Dalhousie are on important road axis whereas Kasauli is not. Dalhousie on its own account and also on account of the famous Khajjiar lake, attracts tourists round the years. Thus it offers a sound economic base in tourism. Kasauli is like an island as yet. People visit Kasauli, spend an after noon and go back to their homes. During summer days, say April to September, one witnesses a continuous stream of picnickers on Kasauli-Jangeshu-Parwanoo and Kasauli-Garkhal- Dharampur roads. This stream is seen to be heading towards Kasauli in morning hours and rushing back from the town in evening hours. The town measures just 20 kms from Kalka and with one's personal vehicle i.e a bike or a car as well as taxi, the journey time involved is just nothing. That is why hotel activities could not generate much under normal circumstances.

**2.5** Kasauli Cantonment Board as has been gathered through field surveys, has a strict control on residential and commercial activities. This has also discouraged higher increase in population.



**CHAPTER-3****KEY PROBLEMS & POTENTIALS****3.1 Physical Growth:**

**3.1.1.** The growth until 1990 was in the shape of isolated, compact and unconnected clusters or pockets. The recent developments however, are in the form of linear/ribbon growth along major corridors. Such developments are not conducive for ensuring holistic and sustainable development of the area. Such trend has to be discouraged by promoting development of social and economic infrastructure equitably in the entire Planning Area. Suitable and effective regulations can also act as a tool to control and guide proper development along the major roads.

**3.1.2.** Development on unscientific lines causes destruction of nature. The urban activities are likely to lead felling of trees, depletion and weakening of forest cover, loosening of hill strata, pollution of ground water sources and air, soil, water as well as noise pollution. Therefore, there is need to foster a planned & systematic development and to suggest measures for maintaining the vital ecological balance.

**3.2 Industry:**

Presently there are 3 main industries in Kasauli Planning Area:—

1. P.A. Pinions.
2. Jubber watch factory and
3. Kasauli brewery

Only Kasauli Brewery is of polluting nature. It emits a certain degree of odour, gaseous and liquid effluents obnoxious in nature. Keeping in view the highly fragile and sensitive ecology of the area, industry shall not be allowed in Kasauli Planning area. It will be difficult to stop the process of environmental degradation once any more polluting industry is set up in this zone. Therefore, it is imperative that only non-polluting and service industries like cottage or household, carpentry, knitting, weaving, blacksmith, goldsmith, atta chakki with capacity upto five horse power, water mill, agriculture equipments or machinery repair, electrical, electronic, household appliances, tiny auto repair workshops etc. are proposed in Kasauli Planning Area.

**3.3 Water Supply:**

**3.3.1.** So far as Kasauli cantonment is concerned, drinking water supply is through M.E.S. The sources of water are springs near Manaun and Gambhar river. The total supply is of the order of 80,000 to 90,000 gallons/day i.e. 3,60,000 to 4,05,000 lpd. The Cantonment Board officials has pointed out that there are gaps between actual water supply and the overall demand of water supply, thereby necessitating more water requirement.

**3.3.2.** As stated above, Kasauli town is provided drinking water by the MES authorities. The water supply scheme of the MES covers the military as well as civil population of Kasauli. The civil population of Kasauli are facing shortage of water. To provide water to civil population- a separate water supply scheme @ 70 litres per capita per day has been prepared by the I & PH department. The estimated cost of the proposal is Rs. 5.25 crores. This estimate was prepared against the budget provision under MLA Kasauli priority (RNS) No. 1 in the year 2006-07.

**3.3.3.** The supply of water shall be from two tube wells proposed to be drilled at Kuranwalla about 10 Km below Kasauli, as in the near vicinity of the Kasauli, no other source of water is available. Since the source is located at a large distance, the cost of the scheme works out to be very high. So to reduce the per capita cost, seven schemes namely GWSS Jangeshu, GWSS Kot beja, GWSS Banoi, GWSS Kotla, GWSS Jhanger, GWSS Ralrug and GWSS Shillu Kalan were also proposed to be augmented from the Ist and IInd stage of the proposed rising main. The rising main has been proposed in three stages as the total head between the Kuranwala tube well site and the Kasauli storage tank is 1380 meters.

**3.3.4.** Due to the long length of rising main and the high head of lift the estimated cost becomes very high. The scheme is being designed to supply water to the civil population, schools, offices & hospitals. No water demand for commercial use, industries & hotels has been considered. The adjoining villages of the Kasauli town are covered under following water supply schemes:—

Name of village	Name of scheme from which covered	Status of scheme
Neri Mashobra Sweta Thapal Ghat Auda Ganoj Ani Sanol Kasauli village Nalwa Panwa Itawa Palthi Khacher Khana Khare Banet	LWSS Madhiana	The scheme was executed in 1988. Now it is being augmented under MLA priority. The scheme stands approved by the NABARD for Rs. 80.47 lakh vide No. RB(HIM)/RIDFP& M-06/2008-09 dt. 4.4.2008 and A/A & E/S is being arranged.
Garkhal Gosan Dochi Tipra Narhali Dhalla Shakri Kumahri Lahog Kheel Kafal ka Hara Bargi, Dak Bunglow Kimmughat	LWSS Gharkhal Gosan Dochi	The scheme was executed in the year 1982. It is being augmented to the water supply level of 70 lpcd by connecting it to the WSS Solan from Giri River.
Sari Thana Kuttah Ghat Namb	LWSS Sari Thana	The scheme was executed in the year 1982. It is being augmented to the water supply level of 70 lpcd by connecting it to the WSS Solan from Giri River.

It is well established that Kasauli is likely to witness continuing shortages of water supply, despite so many schemes in the offing. Firstly the schemes are in the process of approval or execution and these may take time for their actual execution or completion. Secondly the schemes

have been designed for nominal growth of the rural settlements and some floating population. Even total schemes may not be able to cater the overall requirements of apartments, hotels, big institutions and commercial projects. Accordingly the same should not be allowed within Kasauli Planning Area. As per information made available by the I & PH department the total designed population for all the schemes works out to about 21,000 persons only. No water demand for any commercial functions, industries and hotels has been considered by the department while arriving at the designed population.

### 3.4 Tourism:

The tourist infrastructure as on today includes:—

- (a) Hotel Ros Commons run by HPTDC.
- (b) Circuit House.
- (c) H.P. PWD, Rest House (Old & new)
- (d) Private hotels like (i) The Bliss, Khadoli (ii) Puri, Kasauli (iii) Le Heperia, Sanwara (iv) Birds View, Mashobra, (v) Narayani Guest House, Mando Matkanda (vi) Campers Holiday Resort, Sanawar (vii) Hem Kunth Resorts, Garkhal, (viii) Ludlow Castle, Kasauli (ix) Valley View, Sanwara (x) Kasauli Resorts, Kasauli (xi) Namaskar Hotel & Restaurant, Sanwara (xii) Divshikha, Sanwara, (xiii) Rock Rose Resort, Mangoti (xiv) Baikunth Resorts, Chabal, (xv) Gian, Kasauli (xvi) Maurice, Kasauli (xvii) R-Maiden, Kasauli (xviii) New Shivalik, Mando- Matkanda (xix) Binnies Holiday Inn, Sanawar (xx) Pine View, Kumarda (xxi) Anchal, Kasauli (xxii) Alasia, Kasauli (xxiii) Blossom, Kasauli (xxiv) Mashobra Valley View, Mashobra (xxv) Kasauli Tourist Inn, Garkhal (xxvi) Hawk Dale, Jagjitnagar (xxvii) Kasauli Regency, Garkhal are existing in the area.
- (e) A few guest houses like Bandana Guest House at Mashobra, Sharma Guest House at Suzi are also there.

Hotel Ros Commons has 9 suites, parking area, spacious lawns & other facilities. It has a total capacity of 22 beds. There is also a tourist/dak bungalow within its campus itself. It provides an additional capacity of 8 to 10 beds.

All the above places of stay are able to cater to the tourist influx. Following are the key problems in respect of tourism:—

- (a) Visitors/tourists often complain that except Monkey Point there is no place or point worth visiting in or around Kasauli town. Even the two Malls, i.e. Upper Mall and Lower Mall do not have any tourist-related infrastructure, attractions, facilities etc. along them.
- (b) There is no plan or strategy for the development of tourism in the Government sector. Tourism related projects shall be discouraged in Kasauli area in future as Kasauli has been put in the negative list of tourism by the Tourism department of H.P. State because there is near saturation. There is no new major scheme/project proposed by these agencies.
- (c) No tourist bus is being run between Kasauli and nearby cities of Chandigarh, Panchkula, Ambala, Kalka etc.

### 3.5 Traffic and Transportation:

**3.5.1.** (a) Following are the main roads alongwith their width which serve the Kasauli Planning Area:—

<i>Sr.No.</i>	<i>Name of the road</i>	<i>Acquired width</i>
(i)	Dharampur-Kasauli via Moti Kona	10.67m
(ii)	Dharampur-Kasauli via Pine Grove School.	10.67m
(iii)	Garkhal- Shaktighat-Jagjit Nagar	Not acquired
(iv)	Kasauli-Parwanoo via Jangeshu.	10.67m
(v)	Kimmughat-Chakki-Ka-More	10.67m
(vi)	Garkhal Bye Pass	10.67m
(vii)	Jangeshu More-Bangoa-Bhanet road	10.67m
(i)	Garkhal-Brewery road	5 to 7m
(j)	Jagjitnagar-Sheel road	10.67m

(b) Garkhal bazar with 5 roads converging on it is a big traffic bottleneck. These roads are:—

- (i) Garkhal-Dharampur via Moti Kona
- (ii) Garkhal-P.A. Pinions
- (iii) Garkhal-Kasauli
- (iv) Garkhal-Brewery
- (v) Garkhal-Shaktighat-Jagjitnagar.

**3.5.2** Buses, taxis, cars, trucks stop any-where in the bazaar. The road widths are very small. There are neither proper bus stops nor onloading and off-loading spots as well as car/taxi parking lots. There are quite often traffic jams resulting into inordinate delays. Adequate widening of Garkhal bazaar and improvement of junction at Kimmughat is required to be undertaken.

- (a) The most important roads meeting at Garkhal junction are single-lane as yet. These need to be widened substantially.
- (b) There is trend of constructions to come up right on the road side. Such a trend is required to be discouraged and prevented.
- (c) There is an overall shortage of parking lots in the entire Planning Area. Road side parking is the only mode of parking of private vehicles. This reduces the carrying capacity of roads, increases journey time and makes journey risky & hazardous. Parking floors are inevitably required and parking provision insisted upon wherever feasible.

It is observed that violation of section 16-C of the TCP Act is also contributing to unplanned and haphazard development. Plots of varying sizes and shapes are being registered by the revenue authorities on share basis on the plea of “khanagi takseem” and without ensuring proper access to the plots so created. This ultimately leads to unplanned development where parking facility is almost nil. Those who have the vehicles are forced to park them on road sides only. Accordingly the sub-divisions of land are essentially required to take place in a regulated manner.

### 3.6 Shortage of facilities and services:

There is a general shortage of various facilities, amenities & services in Kasauli Planning Area. These are briefly pointed out below:

- (a) A stadium and adequate number of 10+2, middle & primary schools too are needed.
- (b) A community hall, a petrol pump, a bank at Garkhal bazaar are also needed.
- (c) Adequate medical/health facilities are required to be provided.
- (d) Similarly, we need to provide sufficient facilities regarding post and telegraph, telephones etc.

Chamian, Mangoti, Gosan, Kasauli Gaon, Manaun & Jagjitnagar are required to be developed as pockets self-sufficient in basic urban/rural services. This shall help to achieve the cause of balanced and equitable development of entire Planning Area.

## CHAPTER-4

### DEVELOPMENT STRATEGY

#### 4.1 Planning issues:

Kasauli is a classical example of the conflict between need and restriction. The late eighties witnessed a sudden demand for Kasauli town amongst tourists and migrants. The Punjab as well as Kashmir problems diverted lot of tourists towards Himachal Pradesh. Kasauli emerged on the regional tourist map in a significant way. Lot of people also thought of making this area as their abode especially in the aftermath of terrorism in the neighboring state of Punjab. The reasons being its charming climate, beautiful landscape and extreme nearness to Chandigarh etc. The Government of Himachal Pradesh used the provisions of the Himachal Pradesh Land Tenancy & Land Reforms Act, 1972 and the Himachal Pradesh Town & Country Planning Act, 1977 to apply brakes to the possible large-scale migration. The TCP Act was extended to Kasauli Planning Area and actions on benami transactions initiated by the State Government in the early nineties in view of the directions of the Hon'ble High Court.

Then again in the year 2006, the Hon'ble High Court passed certain orders in the CWPIL titled Sh. Baljit Malik & others Vs. State of H.P. As per these orders, no project involving a financial implication of more than Rs. 25 lacs is to be sanctioned or allowed to be executed by the state Government. This amply reflects the concern of the Hon'ble High Court on unabated construction and development activities in this environmentally fragile area.

The various issues emanating from the previous text on one hand and directions of the Hon'ble High Court have been identified and the same are addressed as under:

- (i) No high rise apartments be allowed within Kasauli Planning Area- in the private as well as in the government sector.
- (ii) No hotel be allowed, as the State Tourism Department has already put Kasauli on the **negative list**.
- (iii) Henceforth no large scale investments be allowed in the real estate.

- (iv) There should however not be any restriction on agriculturebased, self-residential and self-employment activities of bonafide Himachalis. In fact the Development Plan notified in 1998 also had kept this aspect in full view.
- (v) Cases to be considered under section 118 of the H.P. Tenancy & Land Reforms Act, 1972 are required to be disposed off by the revenue department on merit after ensuring prior NOC from the competent authority under H.P. Town & Country Planning Act.
- (vi) So far as the future course of action with regard to the construction activity in Kasauli Planning Area is concerned, heavy constructions in terms of land-use, plinth area and storeys should not be allowed. No project to be sanctioned henceforth shall have a proposed plinth area of more than 200 sqmtr. Moreover not more than two storeys shall be permitted besides a parking floor wherever feasible. Thus no new project shall have a floor area more than 400 sqmt in all, excluding parking floor.
- (vii) As there is all the likelihood of sale of lands on unscientific and unplanned lines, it is imperative that the sub-registrar allows registrations of lands strictly in accordance with the sub-divisions allowed under the provisions of this Development Plan.
- (viii) It is imperative to introduce a mechanism whereby a committee comprising of officers from revenue department, forest department, TCP department inspects sites of subdivision of lands.

## 4.2 Planning and development proposals :

### 4.2.1. Design population:

The total population of Kasauli Planning Area was **11,556** persons as per **2001** population. For ensuring integrated development of Kasauli town as well as Kasauli Planning Area, the requirements of social infrastructure are to be worked out for the aggregate future population of the two units. The total population of the two as per **2001** census stands at **16,546**. It is significant to point out that:—

- (i) Kasauli town registered a growth rate of just 13.79% during the decade 1991-2001.
- (ii) On the contrary, the 26 villages of original Kasauli Planning Area registered a growth rate of as high as 43.1% during the same period. This is even more prominent as the growth of these very 26 villages during the decade 1981-1991 was just 25.08 %.

Assuming the same growth rate for Kasauli town, the projected population for **2021** A.D. works out to be **9,780**. The rural population of 35 villages as per 2001 census is 11,556 persons which at a growth rate of 25% per decade is expected to be **18,056** in the year **2021**. The moderate growth rate of 25% has been assumed on account of a near complete ban on apartments, hotels and large investments. Thus design population for 2021 is as under:—

(i) Kasauli town	9,780
(ii) Kasauli Planning Area	18,000

### 4.2.2. Development strategy:

Limited water supply is one of major constraints in development of Kasauli Planning Area. Most of the spring sources have already been tapped and Gambhar river no longer holds any

promise in view of its receding and reducing potential. The Irrigation and Public Health Department has certain schemes in hand as well as in the pipeline for augmentation of supplies for drinking & irrigation purposes. However, all these schemes put together can only meet with the requirements of natural population increase over next 20-30 years. In view of this it is envisaged that:—

- (i) No commercial, tourism and industrial project be undertaken in the area. Earlier the Himachal Pradesh Housing Board had to drop its major scheme to plan a residential project at Nahari on account of non-availability of water supply.

Acquisitions in the Government sector be undertaken for widening of existing roads, creation of new roads and strengthening of social infrastructure.

- (ii) Vertical development is to be restricted. No structure or building with more than 2 storeys shall be allowed in any part of the Planning Area. However, an additional storey can be permitted only for parking of vehicles along vehicular road.
- (iii) No industry (other than cottage and service industry), hotel, guest house, big commercial or institutional projects shall be allowed.
- (iv) Since residential and commercial development is envisaged mostly in private sector, mixed land use shall be allowed. Though requirements of schools, dispensaries, post offices etc. have been worked out for entire Planning Area, however their locations are being suggested broadly only.

Wherever the Government land is available and the same is developable, the facilities & services etc. shall be ensured invariably on such land.

- (v) No Government land in Kasauli Planning Area be transferred or leased out by the Collector unless a noobjection certificate is issued by the competent authority under Town & Country Planning Department.

#### **4.2.3. Proposed Land use:**

The Planning Area has been divided into following categories:—

1. Agriculture belt.
2. Forest Areas.
3. Village Abadis or abadi dehs.
4. Urbanisable areas

##### **4.2.3.1. Agriculture Belt :**

An agricultural belt has been proposed around the urbanisable area. This zone shall serve a number of purposes namely:—

- (i) It would provide day-to-day requirement of milk, eggs, vegetables etc. to the existing as well as proposed urbanized pockets.
- (ii) It would act as a buffer zone for curtailing the unplanned and unwanted growth of the urban activities.

Comprehensive zoning regulations have been proposed in the subsequent chapters in respect of this zone keeping following objectives in view :—

- (i) The Panchayati Raj institutions have been given powers under 73rd amendment to the Constitution of India. Therefore, village panchayats shall not be required to obtain any formal permission for construction of toilets/latrines, schools, temples, community halls, sarais, rain shelters or any such buildings for community interest subject to a plinth area upto 200 sqm and number of storeys not exceeding 2+ one parking floor.
- (ii) Basic functions relating to agricultural activities shall not require any prior permission from the Director.
- (iii) Self-employment activities shall not need any formal permission provided these are constructed as per prescribed limits given in the regulations.
- (iv) Self-residential houses shall not need any formal permission provided these are constructed as per prescribed limits given in the regulations.

#### **4.2.3.2. Forest Area:**

There is lot of land under Government forests in Kasauli Planning Area. These have been indicated in the proposed land-use map. These forests are of various kinds like protected forests, unprotected forests, reserve forests etc. Besides substantial private land also has forest cover upon it. Kasauli town owes its character mainly to these forests.

It is proposed to maintain and preserve all these forest areas. In case of private forests too, no urban activity involving felling of trees and spoiling of hill slopes shall be permissible. Private forests may be developed as city forests in order to promote tourism, picnics, water sports, excursions and adventure sports etc.

#### **4.2.3.3. Village Abadis :**

The existing village abadis or abadi deh areas are proposed to maintain their existing status only. These areas shall not be acquired for the purpose of replacing them with new residential or any other type of development.

The zoning regulations for village abadis have been framed in such a manner that reconstruction or construction of a house, shop, buildings for public use upto 2 storeys shall be allowed without obtaining any prior permission from competent authority under TCP Act.

#### **4.2.3.4 Urbanisable Area:**

##### **4.2.3.4 (A) Industry:**

Presently there are 3 main industries in Kasauli Planning Area:—

1. P.A. Pinions.
2. Jubber watch Factory.
3. Kasauli Brewery.

Whereas P.A. Pinions and Jubber watch Factory are non-polluting in nature, Mohan Meakins Brewery is not entirely so. While walking on the approach road from Garkhal to Kasauli



Gaon or moving around the factory premises one experiences the odour/smell usually associated with brewery plants. But at the same time there are not much gaseous and liquid effluents and residents of the locality do not have much complaint about the same. In fact this factory is a very old unit and is a big source of employment to the local people. It is suggested, therefore, that this unit may continue to function here provided no expansion is undertaken by the management and better control exercised on gaseous as well as liquid affluent and treatment thereof. Only cottage and service industry shall be permitted in the urbanisable area.

### **Mixed Land-Use :**

The concept of mixed land-use has been evolved for allowing future growth & development within proposed urbanisable area. Following are the reasons/grounds for adopting this concept:—

- (a) A glance at the existing land-use map or a visit through Kasauli Planning Area shall reveal the fact that majority of the ground area is covered with Government forests or private wooded lands. Besides there is a vast share of land which can be classified as steep and undevelopable. Leaving aside these forbidden patches for urban development, hardly any scope is left to conceive or plan any major urban activity within this planning area. Hence the present Development Plan cannot be a normal exercise as carried out for our Planning Areas. Kasauli needs to be preserved, conserved & protected. Its future growth needs to be guided and controlled through a set of well-tailored building bye-laws and land-use regulations. Simultaneously the infrastructural needs are required to be improved a lot. This justifies a deviation from the usual landuse planning technique being adopted by the department in respect of other planning areas.
- (b) As stated earlier, there is an utter shortage of water in Kasauli Planning Area. One cannot think of any sectoral development, townships or planned colonies around Kasauli town. Therefore, it appears illogical to reserve huge chunks of land under residential, commercial & other uses.

In the zone of mixed land-use, only such activities as are incidental, conforming and compatible with one another shall be permitted provided these are also not hazardous and the same are eco-friendly and safe.

Proposals with regard to various uses/ activities in the mixed landuse zone are given below:—

#### **4.2.3.4 (B) 1. Traffic and Transportation:**

To tackle the problems relating to traffic and transportation following proposals are made:—

1. As highlighted earlier, Garkhal is the biggest bottleneck. There are five roads converging at this junction. The 150 years old carriageway has been reduced to a jumble of narrow lanes through which vehicles pass only with great difficulty. There are occasional jams resulting in loss of precious time and energy. There are neither bus stops nor parking lots. Buses, taxis, cars and scooters stop anywhere. Buildings, shops and houses all open directly on the roads posing a big threat to the children and old persons. In the coming years, the problem is going to aggravate manifold. The short-term measures include traffic management and traffic regulations. These include:—

- (a) Developing proper & planned bus stops for down-hill and up- hill buses. All buses coming from Kasauli & Jagjitnagar & heading towards Dharampur shall stop at the spot nearly  $\frac{1}{4}$  Km. down from Garkhal bazaar. Similarly all buses going towards Kasauli & Jagjitnagar shall stop at places upstream from the bazaar proper.
- (b) No truck or matador shall be allowed to be parked in the bazaar area between 9.00 A.M. to 8.00 P.M. throughout the year. For loading and off-loading, specific spots be earmarked in such a way that the vehicles do not reduce the effective width of the road.
- (c) Taxi stand-cum-parking lot has been proposed.

II. The long term measures are proposed as under:

(a) **Widening of Garkhal-bazaar :**

It is imperative to undertake the widening of Garkhal bazar as it links as many as five roads. Though it would entail huge costs, but the step has to be taken in phases by paying adequate compensation to the owners and at the same time rehabilitating the shopkeepers and persons likely to be affected on this account.

(b) **Construction of Bye Pass :**

It is imperative to complete the proposed Garkhal bye- pass and make it functional as soon as possible.

(c) **Construction of ring road:**

The Parwanoo-Jangeshu-Kasauli-Garkhal-Pine Grove School-Dharampur road is proposed to be a ring road alongwith N.H.-22. It is recommended that widening of Kasauli-Dharampur (via Pine Grove School) and Kasauli-Jangeshu-Parwanoo road be carried out to make these as two-way roads. An additional set back of 3.00 mtrs on both sides of these roads over and above the controlled width of 5.00 mtr required under H.P. Road Side Control Act has been proposed for this purpose.

**4.2.3.4. (B) 2. Facilities and Services :**

(i) **Banking Facility :**

Presently there is a branch of State Bank of Patiala and of Bank of Baroda operating in Kasauli town. One branch of a bank needs to be opened at Garkhal bazaar.

(ii) **Post and Telegraph :**

Presently there is a post office each at Chamian, Garkhal, Sanawal, Jagjitnagar, Mando-Matkanda, Dharampur Bathol & Jangeshu. Telegraph facilities are at Garkhal and Dharampur Bathol only. Post offices are recommended for Kasauli Gaon, Gosan & Manaun. All villages should have telephone/communication system.

(iii) **Bus Stand :**

The existing bus stand at Kasauli is sufficient to meet with its requirements for next 10 years.

**(iv) Taxi Stand :**

Presently there is a permit system for cars/taxis to enter Kasauli town. In a number of cases the vehicle owners as well as taxiwalas park their vehicles on the main road behind the check-post. The Cantonment Board should plan a parking lot within the Cantt. Area.

**(v) Cinema :**

There is no cinema house in Kasauli town. Nor is one needed on account of lack of supporting population. Besides increasing number of channels on the Doordarshan and extension of cable service have reduced the utility of cinema house enormously.

**(vi) Fire Station:**

There is presently one fire station owned by M.E.S. within Kasauli Cantonment area. The same attends to areas outside the cantonment as well whenever a need arises. However, a fire hydrant is needed to be provided at Garkhal bazaar. The three industrial units namely Kasauli Brewery, P.A. Pinions & Jubber Watch Factory should have suitable fire fighting systems of their own.

**(vii) Educational Facilities :**

- (a) A stadium is proposed at Chamian.
- (b) The High School at Chamian is proposed to be upgraded to 10+2 level.
- (c) A High School is proposed in Kasauli Gaon & Gosan.
- (d) A Middle School is proposed in Kasauli Gaon & Gosan.
- (e) The requirement of Primary School shall be worked out at the time of preparing sector plans.

Presently, there is a Senior Secondary School at Masulkhana near boundary of Kasauli Planning Area, a Senior Secondary Secool at Jagnijnagar and at Chamian, a High School at Sanawar, a Middle School at Jagjitnagar and Primary Schools at Kasauli gaon, Jangeshu, Dochi, Nandoh, Lawn Gangin, Sanawar, Garkhal, Barah, Chhatgana, Chamian and Barjni. It is recommended that Jangeshu may have a High School and Gopan a Middle School.

**(viii) Medical Facilities:**

- (a) Primary Health sub-Centre at Chamian is proposed to be upgraded to Primary Health Centre (P.H.C.)

- (b) A dispensary is proposed at Mangoti, Gosan & Manaun.

**(ix) Community Hall:**

A community Hall-cum-wedding place is needed in the area and is proposed at Garkhal.

**4.2.3.4 (B) 2 (i).** Government land in Kasauli Planning Area shall be reserved for facilities and services only.

**4.2.3.4 (B) 3. Water Supply:**

As highlighted in detail in previous chapter, there is general scarcity of water in this region. The Irrigation & Public Health Department has a number of augmentation schemes either in hand

or in the pipeline, but these are meant only to cope up with the existing shortages of drinking water or the natural increase of population for next 10-15 years.. All these schemes put together cannot sustain requirements of any new township or a big residential scheme within the Planning Area. This single factor is going to act as a great hindrance to any rapid urban development in Kasauli Planning Area. History of the world is a witness to the fact that all ancient towns were planned near major sources of water e.g., seas, oceans, rivers, lakes etc. A number of towns lost their identity or significance on account of water shortage. In modern context too, the society is paying a heavy price for maintaining necessary supply of water to big cities like Delhi , Shimla, Chandigarh etc. But then these cities are primate cities of the country. Kasauli is no such city or town. It is no use spending millions in order to create a jungle of brick, cement & mortar like the ones created in Shimla and its surroundings. Therefore, no major efforts or proposals aimed at encouraging large scale urbanization shall be supported in this context.

#### **4.2.3.4 (B) 4. Tourism :**

Kasauli is popular on account of its extreme nearness to the nearby plain areas. It is the temperature difference, an offer of a charming view and peaceful environment that attract an individual from the hotter plains down below. The utter nearness of the town to the plain areas and the inadequate development of tourist infrastructure do not encourage longer halts at this station. People and the tourists of town complaint that except Monkey Point there is nothing special worth a visit. The malls too do not have any shops, hotels, restaurants, bars, dhabas etc. Moreover, there are no other points or places of major tourist attraction in the near vicinity of Kasauli town. The proposals with regard to Kasauli town (though it does not fall within the Planning Area) as well as the Planning Area are being given separately below:—

#### **Kasauli Town :**

There is no iota of doubt that is the Kasauli town itself that attracts tourists from the plains below. The areas outside the town do not have so much tourist potential as the town itself has. In fact the surrounding areas get benefited on account of the tourist attraction of the town only.

The Hotel Ros Commons being run by H.P.T.D.C., hotels Alasia, Maurice, R. Maidens, Anchal and Emm Ell in the private sector, circuit house & H.P.P.W.D. Rest House are able to cater to the tourist influx except in extreme peak season. The proposed ropeway project is also likely to add to the number of tourists visiting and staying at Kasauli in a big way.

Before suggesting any measures for strengthening of tourist related infrastructure for Kasauli town it is imperative to go into the aspect related to National Security. The IAF installations near Monkely Point are highly sensitive components of national defence. We can not an should not compromise with this significant issue. The Ministry of Defence has already put checks on the movement of Indian as well as Foreign tourists or visitors inside the I.A.F. area. The famous Monkey Point is surrounded on all its sides by this area. No cameras or luggage are allowed beyond the check post at the junction of the two malls. In view of this scenario no major hotels, commercial areas and such-like activities are recommended for tourism development within Kasauli town.

At the same time, however, there is need to provide some essential infrastructural facilities like urinals, toilets, water-taps, rain-shelters, sitting spaces or platforms along the upper mall as well as the lower mall. Besides telephone booths (STD & ISD), first aid centres, a few ice-cream parlours, gift shops, coffee shops etc. need to be created here and there along the two malls. However none of such structures should be pucca. These may be of low height, built as per hill architecture and on the hill sides only.

No new building in the shape of sarai, langer hall etc. be allowed to be constructed in the Monkey Point premises. This is important for maintaining national security, reducing congestion & commercialization, protecting hill slopes, valley view and clam plus quit atmosphere.

### **Kasauli Planning Area:**

So far as Kasauli Planning Area is concerned the tourist activity has mostly confined itself to the major roads only. For instance hotels, restaurants, tea/coffee shops have come up almost along the entire stretch of Garkhal-P.A. Pinions road. Similar trend has been noticed along Garkhal-Jagjitnagar and Kasauli- Jangeshu-Parwanoo roads. It is suggested that Government roads. It is suggested that government or private forests be developed so as to promote picnics, water sports, excursions and adventure sports etc. Under tourism development only such activities shall be allowed whereby tented, temporary, small and make-shift accommodation are proposed.

### **4.2.3.4(B) 5. Recommendations in respect of Kasauli Cantonment:**

Kasauli town is under the control of Cantonment Board. Kasauli, but it is not out of place here to suggest measures for preservation of the character of Kasauli town. In fact the town and its surrounding areas are closely dependent upon each other in many respects. Following suggestions/recommendations are being given for improvements within Kasauli Cantonment Board:—

- (a) Every possible effort should be made to preserve the cultural heritage, hill architecture and old glory of the town. The historical Chirst Church & other such buildings of cultural significance need to be preserved through special efforts. The department of Town & Country Planning, Himachal Pradesh has prepared a book containing various buildings of heritage importance. The cantonment board should not allow any changes in the heritage buildings. Even repairs etc. should be allowed after taking in view the heritage aspects of these buildings.
- (b) No building in the town should be allowed to exceed 2 storeys in any case.
- (c) No building to be constructed on the valley side along upper or lower Mall should rise above the road level. This measure shall help maintain valley views.
- (d) Parking provision needs to be strengthened. It is especially needed at the entry point of the town. This shall help present road-side parking vehicles.
- (e) Rain-shelters, kiosks or sheds and dustbins etc to be constructed along roads side must be designed in such a manner that their architecture bears a resemblance to the local environment.

### **Implementation :**

As the Development Plan aims to conserve the environment and ecology of Kasauli Planning Area, an enforcement mechanism rather than a development body is required for the purpose of ensuring enforcement of the plan document. There is a new piece of legislation under finalization to replace the existing H.P. Town & Country Planning Act, 1977 (Act no. 12 of 1977). Pending the said new Act, an enforcement committee is hereby proposed to process all kinds of proposal to be received in Kasauli Planning Area. The said committee shall comprise of following members:

1. Sub-Divisional Magistrate, Solan	<i>Chairman</i>
2. Block Development Officer	<i>Member</i>
3. Tehsildar, Solan	<i>Member</i>
4. Range Forest Officer	<i>Member</i>
5. Assistant Engineer, HPPWD	<i>Member</i>
6. Assistant Engineer ( HP I&PH)	<i>Member</i>
7. Assistant Engineer, HPSEB	<i>Member</i>
8. Executive Officer, Municipal Council/ Secretary, Nagar Panchayat.	<i>Member</i>
9. A representative of SPOKE	<i>Member</i>
10. Pradhans concerned Gram Panchayats	<i>Member</i>
11. Assistant Town Planner, Solan	<i>Member Secretary</i>

## CHAPTER- 5

### GENERAL REGULATIONS

#### 5.1 Procedure:

(a) The application for development of land to be undertaken on behalf of the Union or State Government under Section-28 and under Section-29 by a local authority or any authority specially constituted under the Himachal Pradesh Town and Country Planning Act, 1977 shall be accompanied by such documents as prescribed under Rule-11 of the Himachal Pradesh Town and Country Planning Rules, 1978.

(b) The application for development of land to be undertaken under Section-30 by any person not being the Union or State Government, local authority or any authority specially constituted under the Himachal Pradesh Town & Country Planning Act, 1977 shall be in such forms alongwith the specifications sheet and schedule attached with these forms and containing such documents and with such fee as prescribed under Rule-12 of HP Town and Country Planning Rules, 1978.

(c) The application under section 30-A for construction of farm house for agricultural purpose shall be a simple application to the Director for seeking his permission subject to the conditions as envisaged under Section-30 -A of the Himachal Pradesh Town & Country Planning Act, 1977.

(d) Apart from above the applicant shall furnish the following additional documents namely:

- (i) Location plan in the scale 1:1000 indicating the land in question, main approach roads, important physical features of the localities/area, important public buildings like school, hospital, cinema, petrol pump etc. and surrounding ownership. Contour plan in the scale of 1:200 showing the profile of site.
- (ii) Contour plan in the scale of 1:200 showing the profile of site.
- (iii) Site plan in the scale of 1:200 indicating the proposed site, approach road, adjoining buildings, the existing sewerage and drainage showing the built up and open area clearly. Site plan must tally with the shape and dimensions of plot shown in the tatima. Otherwise suitable revenue documents supporting/verifying the change in shape and

area to be enclosed. Suitable site and size of rain water harvesting tank shall also be indicated in the site plan.

- (iv) Two sets of plans, elevations and sections in the scale of 1:100 or 1:50.
- (v) The Architectural drawings duly signed by the registered Architect/ Planner/ Engineer/Draughtsman alongwith his/her address and registration number.
- (vi) Copy of Treasury Challan form vide which requisite fee has been deposited.
- (vii) Latest original khasra map showing khasra number of land in question, adjoining khasra numbers on all sides of plot and approach path with its dimensions.
- (viii) Ownership documents such as copy of latest Jamabandi and attested photo copy of sale deed/registration deed.
- (ix) In the site plan the distance of electricity line from development as per Indian Electricity Rules (as amended upto date) in case any electricity line is passing over or nearby the proposed site for development be shown.
- (x) A certificate from the Nagar Parishad/Nagar Panchayat and Revenue Authority shall be enclosed in support of taking over the land surrendered for development of road or path and designating it as public street as per the provisions of the Himachal Pradesh Municipal Act, 1994, in case own share of land is made available by the owner of such land and where no public road or path exists.
- (xi) For the plots abutting National Highways, State Highways, bye passes and other Public Works Department scheduled roads, the No Objection Certificate (NOC) shall be on the format appended below :—

### FORMAT

The Department of Himachal Pradesh Public Works has no objection on carrying out any development on land bearing Khasra No. \_\_\_\_\_ of revenue village/Mohal \_\_\_\_\_ abutting National Highway/State Highway/Scheduled road \_\_\_\_\_ by the owner Sh./Smt. \_\_\_\_\_ resident of \_\_\_\_\_ with respect to provisions of Himachal Pradesh Road Side Land Control Act, 1968 in this behalf as shown in the site plan.

(Seal)

Competent Authority of the department  
under Road Side Land Control Act

- (xii) The applicant shall have to submit any other certificate/documents/plan e.g. No Objection Certificate (NOC) from the H.P. State Pollution Control Board, water and electricity availability certificate from the concerned departments etc. as may be required by the Director. For obtaining NOC from HP State Electricity Board, the same shall be submitted as per format appended below:—

**FORMAT**

The Himachal Pradesh State Electricity Board has no objection on carrying out any development on land bearing Khasra No. \_\_\_\_\_ of revenue village/Mohal \_\_\_\_\_ under the \_\_\_\_\_ line by the owner/Sh./Smt. \_\_\_\_\_ resident of \_\_\_\_\_ with respect of provisions of Indian Electricity rules, 1956 inforce in this behalf.

(Seal)

Competent Authority of the HPSEB

- (xiii) Demarcation report shall have be submitted wherever so required by the competent authority.
- (xiv) Photographs of the site showing profile of land, vegetation and trees etc. The photographs shall be of atleast 4" x 6" size taken from different angles.

**5.2 General Regulations:**

The following general regulations shall apply to all development activities in each area/zone of the Kasauli Planning Area.

- (i) No building or other structure shall be erected, re-erected or materially altered without the permission of the Director in writing.
- (ii) No yard or plot existing at the time of coming into force of these regulations shall be reduced in dimension or area below the minimum requirement set forth herein. The yards or plots created after the effective date of these regulations shall meet at least the minimum requirements established by these regulations. All the plots registered prior to the extension of section 15-A of H.P. Town & Country Planning Act, 1977 to Kasauli Planning Area shall be treated as plots irrespective of their size subject to the condition that 3.00 metre wide path abutting one side of the plot will be the basic requirement. If 3.00 metre wide path is not available at site then the owner should surrender the remaining area from his plot to make the path 3.00 metre wide.
- (iii) The height limitations of these regulations shall not apply to all kind of religious places *e.g.* temples, mosques, gurudwaras and churches etc. provided it is so designed and approved by the Director. The chimneys, elevators, poles, tanks and other projections not used for human occupancy may extend above the prescribed height limits. The cornices and window-sills may also project into any required yard.
- (iv) In the public interest and in the interest of town design or any other material consideration the Director may relax minimum size/area of plot, plot coverage and set backs. The decision of Director shall be final.
- (v) The existing non-conforming uses of land and structures shall not be allowed in contravention of provisions of section-26 of the Himachal Pradesh Town and Country Planning Act, 1977.
- (vi) Natural nallahs which pass through land involving division shall be developed and maintained according to discharge of water in rainy season and the same shall not be covered.



- (vii) Where it is essential to develop a plot by cutting, it shall be the responsibility of the plot owner to provide according to the engineering specifications, retaining and breast walls so that such cutting of natural profile shall not exceed more than one storey (3.5 mtr.) height in any case having a provision of diaphragm wall for step housing. Economical engineering sections should be adopted where under amount of cutting should be equal to the amount of filling.
- (viii) Development proposal for part of land or khasra number shall not be considered and proposal shall be submitted for complete land holding. Adequate provision of paths, open spaces as per regulations shall be made. Scope of path/road shall be shown for remaining land as well.
- (ix) No wall, fence and hedge along any yard or plot shall exceed 1.50 metre in height.
- (x) On a corner plot bounded by a vehicular road in any land use zone/area, nothing shall be erected, placed, planted or allowed to grow in such a manner so as to materially impede vision to avoid accidents and for smooth running of vehicular traffic.
- (xi) No planning permission for development shall be granted unless the road/path on which land/plot abuts is properly demarcated and developed.
- (xii) Drainage shall be regulated strictly according to natural profile of land with a view to prevent land slides and soil erosion and also to maintain sanitation and public health.
- (xiii) No building shall be erected on slope forming an angle of more than 45o .
- (xiv) In case of plot or land abutting road or path, width of the same shall be increased to meet requirements of the development plan by getting additional strip of land surrendered by the land owner(s) on either sides of each road or path equitably or in accordance with topography of land and feasibility. Right of ownership of use of such land which is earmarked for path or road shall be surrendered or transferred to the Development authority or Local Body by owner(s) of the plot(s) without any compensation for maintenance purpose. The registering authority shall have binding with this provision to effect all registrations as per approved layouts from the Director, Town and Country Planning or through officers authorized by him. The registering authority shall effect the transfer of such lands to Government or local authority.
- (xv) The constructions conforming to the traditional hill Architecture with conical roof with slates/C.G.I. sheets painted in maroon or green colour, façade rendered preferably in local material like stone, slates & wood etc. shall only be permitted.
- (xvi) Roof slab/chhajja projection over door/window openings shall be limited upto 0.45 metre over set backs on all sides.
- (xvii) Maximum height of plinth level shall be 2.00 metre.
- (xviii) The set backs shall not be applicable to services like electric sub -station, road side infrastructure/facilities such as rain shelters, land- scaping etc. which are specifically permitted by the HP Public Works Department on the acquired width of a road with temporary structures.

- (xix) In case of petrol filling station the layout plan/norms of the Indian Oil Corporation (IOC) shall be adopted. If the rear and side set backs are not mentioned in the layout plan of (IOC) then the minimum sides and rear set backs shall be 2.00 m. However on National, State highways and scheduled roads the front set back of 3.00 metre from the controlled width of road shall be mandatory.
- (xx) No construction shall be permitted on a piece of land left with buildable width less than 5.00 metre after maintaining set backs with reference to the size/area of plot.
- (xxi) Not more than three dwelling units per floor shall be permissible in residential building constructed on plot having an area upto 250 sq.mtr. For plot measuring more than 250m<sup>2</sup> one additional dwelling unit for every additional 100m<sup>2</sup> area shall be permissible in each floor.

(xxii) Minimum size of different parts of a building shall be as under:—

(a) Habitable room	Minimum floor area	9.50 m <sup>2</sup>
	Minimum width	2.40 m
(b) Kitchen	Minimum floor area	4.50 m <sup>2</sup>
	Minimum width	1.80 m
(c) Bath room	Minimum floor area	1.80 m <sup>2</sup>
	Minimum width	1.20 m
(d) W.C.	Minimum floor area	1.10 m <sup>2</sup>
	Minimum width	0.90 m
(e) Toilet	Minimum floor area	2.30 m <sup>2</sup>
	Minimum width	1.20 m
(f)	Corridor For Residential minimum	1.00 mtr.wide
	For other uses minimum	1.20 mtr. wide
(g) Stair	(i) For residential minimum	1.00 mtr. wide
	(ii) For other uses	As per N.B.C.
(h) Width of treads without nosing	For residential	25 cm minimum
	For other uses	30 cm minimum for internal staircase
(i) Height of riser	For residential	19 cm maximum (15 nos. maximum in a flight)
	For other uses	15 cm maximum (15 nos. maximum in a flight)
(j) Spiral stair Case	In commercial building provision of spiral stair case having not less than 1.50 mtr. dia with adequate tread as fire escape in addition to regular stair case.	
(k) Openings	For sufficient air and light the windows and ventilators provided should have minimum area equivalent to 1/6th of the floor area.	
(l) Balcony	1.00 mtr. wide balcony complete open at two sides with restriction upto 50% of building frontage where minimum front set back is 3.0 mtr. shall be permissible.	

- (xxiii) Parking floor shall be allowed on floor which comes at road level, subject to the condition that the height of parking floor shall not exceed 2.30 mtr up to the bottom of beam. Both parking floor as well as garage can be given. In case the parking floor is constructed of more than prescribed height, it shall be treated as a regular/habitable floor and the area shall be included in total built up / floor area.
- (xxiv) In case space as per requirement of parking is available in open over and above the set backs, condition of parking floor shall not be insisted.
- (xxv) Minimum and maximum height of floor shall be 2.70m and 3.50m respectively (for all land uses) and 25% variations in floor heights, if required for specific functional requirement of an activity shall be permissible with restriction for overall height of the structure. No mezzanine floor shall be permitted.
- (xxvi) Sloping roofs shall be laid with slates/C.G.I. sheets painted in maroon or green colour. Height of sloping roof zero at eaves and maximum 2.50 mtr at the centre shall be maintained.
- (xxvii) 1/3rd area of the top floor shall be allowed as open terrace wherever sloping roof is provided.
- (xxviii) The number of storeys to be constructed shall not exceed two plus one parking floor. Parking floor shall be permitted only where a plot is accessible by a vehicular access. The height of the parking floor shall not exceed 2.30 mtr upto the bottom of the beam or upto the bottom of the slab in case it does not have a beam. The maximum plinth area shall not exceed 200 sqm. Thus a total of 400 sqm of floor area shall be allowed subject to the number of storeys permissible as above.
- (xxix) No construction shall be allowed within 5.00 metre from the forest/green belt boundary and within a radius of 5.00 metre from an existing tree. The distance shall be measured from the circumference of the tree. For construction on the plots having tree/trees, NOC from the Forest department shall be mandatory.
- (xxx) For the plots/buildings, where electricity line is passing over the land
- (1) NOC from the H.P.S.E.B. authority shall be mandatory.
  - (2) In the site plan the distance of electricity line from development as per following Indian electricity rules be shown:—

Voltages	Vertical clearance	Horizontal clearance
(1) Low and medium voltage and Service line.	8' (2.439m)	4'(1.219m)
(2) (a) For high voltage lines up to and including 11,000 volts	12_ (3.658m)	4_ (1.219m)
(b) For high voltage lines 11,000 to and including 33,000 volts.	12' (3.658m)	6' (1.829m)
(3) For extra high voltage line (For every additional 33,000 volts or parts thereof)	12' (3.658m)	6' (1.829m)
	+1' (0.305)	+ 1' (0.305)

- (xxxii) Re-construction shall be permissible on old lines. Any addition, if required, shall be allowed to the extent of 20% of existing built-up area of ground floor subject to fulfillment of other planning regulations. 2 or 3 photographs shall have to be given with existing building drawings to establish the existing building line.
- (xxxiii) The competency for preparation of structural design and its certification shall be as under:—
- |  |   |
|--|---|
| (a) For residential buildings to be constructed/completed on plot area upto 500 m <sup>2</sup> . | Registered Architect/ Graduate Civil Engineer.  |
| (b) For buildings more than above.   | Graduate Civil Engineer having 3 years experience in engineering structure practice with design and field experience. |
- (xxxiv) Building shall not be put to use prior to issue of completion certificate by the Director, Town & Country Planning Department.
- (xxxv) The procedure for issue of N.O.C. for water supply and electricity connection shall be as under:—
- |  |
|--|
| (a) Temporary At plinth level.                                     |
| (b) Permanent On completion of dwelling unit/floor/whole building. |

Provided that before applying for N.O.C. for permanent water connection the applicant shall have raised construction as per approved map, constructed drain, path, septic tank, soak pit, sloping roof, rain harvesting tank etc. The plot must have defined boundaries as per demarcation obtained from revenue department. Photographs shall also be submitted by the applicant showing structure raised or completed by him.

- (xxxvi) Any no objection certificate (NOC) issued by the Town & Country Planning Department shall be liable for withdrawal on breach of terms and conditions of reference of the issuance of such NOC's and undertaking to this effect shall be rendered by the applicant.

## CHAPTER-6

### ZONING AND SUB-DIVISION REGULATIONS

**6.1** For zoning purposes Kasauli Planning area has been divided into following broad categories:—

1. Agricultural area
2. Forest area
3. Village abadis or abadi dehs.
4. Urbanisable area

**6.2.** The following regulations shall be applicable to entire Kasauli Planning Area:—

- (a). No building shall be constructed or raised above 1.5 mtr from the road level on the valley side in case of following sections of roads so that valley view is fully preserved and

protected:—

- (i) Stretch of National Highway-22 falling within Kasauli Planning Area.
  - (ii) The Lower Mall road.
  - (iii) From Garkhal to Pine Grove School on Kasauli-Dharampur road.
  - (iv) From Garkhal to pump house near Chabal on Kasauli-Jagjitnagar road.
- (b). No building or structure shall be raised or constructed within 8.0 meters (5.00m + 3.00m) from the edge of acquired width of N.H. 22. For development along N.H.22, the applicant shall have to submit NOC from the competent authority under Road Side Land Control Act alongwith a site plan showing acquired and controlled width of the road.
- (c) No building or structure shall be raised or constructed within 8.0 metres from the edge of the acquired width of following roads:—
- (i) Kasauli-Jangeshu-Parwanoo road
  - (ii) Kasauli-Garkhal- Dharampur (via Pine Grove School)
- (d) No building or structure shall be raised or constructed within 5.00 mtr from the edge of acquired width of following roads :—
- (i) Dharampur-Kasauli via Moti Kona
  - (ii) Garkhal- Shaktighat-Jagjit Nagar
  - (iii) Kimmughat-Chakki-Ka-More
  - (iv) Garkhal Bye Pass
  - (v) Jangeshu More-Bangoa-Bhanet road
  - (vi) Garkhal-Brewery road
  - (vii) Jagjitnagar-Sheel road

### **6.3. Agricultural Zone (Outside Urbanisable Limits) :**

**6.3.1** Sub-division of land in this zone shall be allowed only for agricultural purposes.

**6.3.2** The following village related rural activities or pursuits by the bonafide Himachalis are hereby exempted and no development and planning permission shall be required for the same in Agriculture Zone . However the ceiling of a maximum plinth area of 200 sqm. and number of storeys upto to 2 + 1 parking floor shall be applicable to all such activities.

(1) *Settlements*:—Farm-houses, residential buildings, cattle shed, toilet, septic tank, kitchen, store, parking shed or garage, rain shelter, rural tourism related pursuits including huts etc.

(2) *Commercial pursuits*.—Basic commercial pursuits like shops of general merchandise, cobbler, barber, tailoring, fruit, vegetable, tea merchandise, cobbler, barber, tailoring, fruit, vegetable, tea or sweet, eating places and dhabas, chemist, farm produce sale depot etc.

(3) *Service industries*.—Cottage or house-hold, service industries like carpentry, knitting, weaving, blacksmith, goldsmith, 'atta-chakki' with capacity upto five horse power, water mill,

agriculture equipments or machinery repair, electrical, electronic, house-hold appliances, tiny auto repair workshops etc.

(4) *Public amenities.*—Public amenities like panchayat offices, schools, mahila mandals, yuvak mandals, community halls, post offices, dispensaries and clinics (including health, veterinary and Indian System of Medicines) I.T. Kiosks, patwar khansas, guard huts, “anganwari”, electricity and telephone installations and connections, rural roads and paths, ropeways, water tanks, rain water harvesting tanks, overhead or underground water tanks, pump houses, check dams, temples, churches, mosques, graveyards, cemeteries, cremation grounds and other religious buildings, bathing ghats, cremation shelters, rest sheds, baths, drainage, toilets, latrines, urinals, sewerage installations, wells, tube wells, baulies, garbage disposal bins, depots, installations etc., other community related government buildings, structures raised by societies, N.G.O.s etc.

(5) *Agriculture, horticulture related pursuits.*—Agriculture, horticulture, farming, orchards, gardens, raising of annual or periodical crops, fruits, vegetables, flowers, herbs, spices, aromatic plants, bee-keeping, grass, fodder, mushroom etc., green houses, poly houses, farm clinics, shade nets, water harvesting structures, drip and sprinkler irrigation, cold storages, pre-cooling units, post harvest management, primary processing unit, dairying, poultry and fisheries, grazing or thatching areas, breeding & keeping of livestock including cattle, horses, donkeys, mules, pigs etc., milk chilling, farm level godowns, seeds and fertilizer storages etc., farm waste disposal, uses of land ancillary to the farming, tree plantation and any kind of cultivation of soil and use of land ancillary to the farming of land etc.

(6) *Heritage.*—Lakes, reservoirs, dams, baulies, wild life sanctuaries, cemeteries, graveyards, railway lines etc.

Provided that these activities are not restrictive and the Government may add or delete any of the activity through notification from time to time.

#### **6.4 Forest Areas :**

Every effort shall be made to preserve and protect the existing forest areas. While Government forests are expected to maintain their status-quo, the private forests shall also be preserved and protected.

Activities promoting afforestation, wild life, picnics and tourism alone shall be permissible. Under tourism only such activities with the permission of Forest Department shall be allowed whereby tented, temporary, small and make-shift accommodations are proposed. Felling of trees shall not be allowed for any of the activities mentioned above.

#### **6.5 Village Abadi Deh:**

(a) Construction of a residential house, shops, nursery, primary & middle schools, buildings of public utility and service industry shall be permissible. No obnoxious activity as may pose any danger to the living environment shall be permissible in such an area, provided such constructions are acceptable to adjoining owners and shall be uncontroversial.

(b) No permission shall be required in abadi deh areas, however, number of storeys shall not exceed two in any case.

**6.6. Urbanisable Area:****6.6(A). Sub-division of land regulations :**

**6.6(A). (1).**—Sub-division of land shall be permitted in accordance with natural profile/topography (shown on a contour map), along with drainage of the land, access road, orientation, wind direction & other environmental requirements and according to the predominant land use in the Development Plan. Natural flora shall be preserved. Unless site conditions prohibit, plots shall be permitted at right angle to the road with proper shape and dimension, so that optimum use of land is ensured. Contour planning must be followed for minimising the cutting of hills and for getting maximum sun.

**6.6(A). (2).**—Development/Sub-division of land shall not be permitted in an area where basic services like paved roads, drainage, watersupply, sewage disposal, electrical supply line, street lighting etc do not exist. The developer shall apply to develop the requisite services/infrastructure and letter of intent for the same may be given to him/her/them. Final permission for sub-division of land shall be given as and when services are developed. Roads and services are to be provided in a particular sub-division of land in consonance with the adjoining infrastructure/proposals of the Development Plan. No sub-division shall be allowed with direct access from the National Highway.

**6.6(A). (3).**—One side of every residential plot shall abut minimum 3 m wide access. In case of plot/land abutting existing road/path, width of same shall be increased to meet requirement of these regulations by getting additional strip of land surrendered from the land owners on either sides of such road/path equitably or in accordance with topography of land and feasibility. Right of ownership/use of such land which is earmarked for path/road shall be surrendered/transferred to the development authority/local body by owner of the plot without any compensation.

**6.6(A). (4).**—If number of plots abutting any road is more than 5, width of road shall not be less than 5 metre and adequate provision of parking space shall be made.

**6.6(A). (5).**—Average slope/gradient for regional roads shall have to be 1:20. However, local roads in town may be allowed with slope/gradient upto 1:10. Additional width of carriage-way shall be provided on curves for ensuring smooth flow of traffic.

**6.6(A). (6).**—Minimum area for a detached plot shall not be less than 150 sqmt. However the minimum size of plot in a planned layout may be 90 sqmt. Even smaller plots may be considered in the case of allotments made by State Govt. under Gandhi Kutir Yojna, Indira Awas Yojna and economically weaker sections/IRDP families. Front and rear set backs shall be compulsory in these cases too. Where State Govt. is allotting land to the landless persons, it may be ensured that plots are created after the mandatory regulations for front set back on any road so that least difficulty is faced by the allottees later on.

**6.6(A). (7).**—Minimum width of plot for row, semi-detached and detached type houses shall be 5 mt., 8 mt. and 10 mts. respectively. Ratio of depth to width of the plot shall normally range between 1½ and 3.

**6.6(A). (8).**—Semi-detached house construction shall be allowed on plots upto between 120 to 250 sqm. and row housing on plots between 90 to 120 sqm. subject to the condition that the maximum number of such plots do not exceed 10 in a row after which a gap of seven metre shall be left.

**6.6.(A). (9).**—If the number of proposed plots exceeds 10, provision of parks/tot lots shall have to be made in the centre of the scheme area. Such parks cannot be built-upon and sold in any manner in future. The area to be proposed under parks shall not be less 10 % of the total scheme area. Right of use/ownership of this land shall be transferred / surrendered to the development authority/local body. The owner shall not claim any compensation in lieu of this. The authority or local body shall be responsible for maintenance of surrendered paths, parks etc.

If the number of proposed plots exceeds 40, provision shall have to be made for educational, religious and other community facilities as per the size of the scheme.

**6.6.(A). (10).**—Natural Nallahs which pass through land including sub-division shall be developed and maintained according to discharge of water during a peak rainy season and the same shall not be covered.

**6.6.(A). (11).**—Minimum area for septic tank and soak pit etc. irrespective of number of plots shall be 5% of the scheme area.

**6.6.(A). (12).**—Provision for rain water harvesting for surface run off other than that of structures shall have to be ensured.

**6.6.(A). (13).**—Provision for the decomposition of biodegradable waster shall have to be made in accordance with requirements of particular subdivision of land.

#### **6.6.(B) Zoning Regulations:**

**6.6.(B). (1.1).**—Mixed landuse shall be allowed in the entire urbanisable area. The mixed landuse shall include only such activities as are incidental, conforming and compatible with one another. No obnoxious, environmentally hazardous or non-conforming functions shall be allowed. Following sets of activities shall not be permissible:—

- (a) A school or a college in the vicinity of a bus-stand or right on a busy road.
- (b) A petrol pump in a predominantly residential locality.
- (c) A slaughter house or a crematorium nearby a residential area.
- (d) An activity likely to cause air, noise, dust, water or surface pollution right in a residential area and so on.

**6.6.(B). (1.2).**—Only need-based activities shall be allowed in the entire urbanisable area provided these are eco-friendly and do not involve any cutting of trees, vegetation and hill slopes beyond the permissible limit.

**6.6.(B). (1.3).**—Apartments, tourist resorts, industries and major commercial/ institutional projects shall not be permitted within Kasauli Planning Area on account of serious threat to environment as well as shortage of resources like water etc.

**6.6.(B). (1.4).**—Provision of adequate parking shall be ensured in the shape of a parking floor of open parking.



**6.6.(B)(2) Residential Use:**

**6.6.(B)(2)1. Minimum size and requirement of plots.**—The construction of buildings for residential use shall not be permitted on any plot, which has an area of less than 90 sqm. in row housing, 120 sqm in semi detached and 150 sqm. in detached houses. Plots registered before October, 1992 in Kasauli Planning Area and before January 2007 in additional Kasauli Planning Area shall, however, be considered. Relaxation shall be granted in case of Government housing schemes for houseless namely Gandhi Kutir Yojna, Indira Awas Yojna and E.W.S. etc.

**6.6.(B)(2)2.**—The maximum covered area and set backs shall be governed by the following table:—

Sr. No.	Plot size in Sqm.	Type of construction	Max. coverage permissible	Minimum Set back. (in mtr.)		
				Front	Side	Rear
1.	90 to 20	Row	75%	3.0	—	2.0
2.	120 to 250	Semi-detached	60%	3.0	2.0	2.0
3.	150 to 250	Detached	50%	3.0	2.0	2.0
4.	250 to 500	Detached	45%	3.0	2.5	2.5
5.	Above 500	Detached	40%	5.0	3.0	2.5

**Note.**—(a) Maximum permissible coverage shall be subject to the fulfilment of prescribed set backs and maximum limit of 200 sqm.

(b) For plot having side set-back of 3.0 metre and more construction of garage upto 5 metre depth in ground floor shall be permitted touching rear boundary of the plot; provided total coverage remains within the maximum permissible limit and no opening is left on the sides of the adjoining plots.

(c) No projection and opening shall be provided on the sides of common wall in case of row and semi-detached houses. However, the owners of plots of either side shall have an option to construct a common wall.

**6.6.(B)(3) Commercial use:**

**6.6.(B)(3)1.**—For commercial-cum-residential use the set backs, coverage etc. shall be the same as for residential use given in para 6.6.(B)(2)2.

**6.6.(B)(3)2.**—For purely new commercial schemes/proposals:—

- (a) Access to the new commercial schemes/proposals shall not be less than 5 metre.
- (b) A minimum front set-back of 3.0 m shall be compulsory for plots upto 250 sqmtrs. 4.0 mtrs. for plots 250-500 sqmtrs. & 5.0 M for plots more than 500 sqmtr.
- (b) Coverage shall not exceed 50% of the plot area, provided it does not exceed the maximum limit of 200 sqm.
- (c) Adequate parking @ 20% of the total floor area shall be proposed within the scheme area.
- (d) Sufficient and separate entries as well as exits shall be provided in the commercial buildings for emergencies like fire etc.

(e) Rear set back of 2 metre shall be compulsory.

(f) Arcade of 2.0 metre width for shops shall have to be provided.

**6.6.(B)(4) Facilities, Services, Government and Semi-Government Offices.**—The set-backs & coverage etc. shall be as follows:—

Sr. No.	Plot Area (In metre)	Maximum Permissible Coverage	Minimum Setbacks (In metre)		
			Front	Side	Rear
1.	Upto 250	50%	3.0	2.0	2.0
2.	250-500	40%	4.0	2.5	2.5
3.	500-1000	35%	5.0	3.0	3.0
4.	Above 1000	30%	7.5	5.0	3.0

Adequate parking provision @ of 20 % of the total floor area shall be made. Landscaping shall be done on road side & other sides of the plot. Buildings shall be constructed as per hill architecture & design.

ब अदालत श्री बी० सी० मिश्रा, नायब तहसीलदार एवं सहायक समाहर्ता द्वितीय श्रेणी, उप-तहसील कोटली, जिला मण्डी (हि० प्र०)

ब मुकद्दमा :

श्री सुरेन्द्र कुमार पुत्र श्री महेन्द्र सिंह, निवासी मुहाल डवाहण, डाकघर डवाहण, ई० तुंगल, उप-तहसील कोटली, जिला मण्डी (हि० प्र०)।

बनाम

आम जनता

विषय.—राजस्व अभिलेख में नाम दुरुस्ती बारे।

श्री सुरेन्द्र कुमार पुत्र श्री महेन्द्र सिंह, निवासी मुहाल डवाहण, ईलाका तुंगल, उप-तहसील कोटली ने इस अदालत में आवेदन-पत्र इस आशय से गुजारा है कि मेरा व मेरे पिता का नाम वास्तविक में सुरेन्द्र कुमार व पिता का नाम मेहेन्द्र सिंह जो स्कूल प्रमाण-पत्र व पंचायत अभिलेख में दर्ज है परन्तु राजस्व अभिलेख में मेरा नाम जवाहर व पिता का नाम मझयाड दर्ज है। अतः राजस्व अभिलेख में मेरे नाम व पिता के नाम की दुरुस्ती के आदेश दिये जावें।

अतः सर्वसाधारण जनता को बजरिया राजपत्र इश्तहार द्वारा सूचित किया जाता है कि यदि किसी को उक्त नामों की दुरुस्ती बारे कोई उजर/एतराज हो तो वह दिनांक 31-10-2008 को या इससे पूर्व असालतन व वकालतन द्वारा अपना उजर/एतराज पेश कर सकता है अन्यथा हाजिर न आने की सूरत में एकतरफा कार्यवाही अमल में लाई जाकर नाम दुरुस्ती के आदेश पारित कर दिये जाएंगे।

आज दिनांक 15-9-2008 को मेरे हस्ताक्षर व मोहर अदालत से जारी किया गया।

मोहर।

बी० सी० मिश्रा,  
नायब तहसीलदार एवं सहायक समाहर्ता द्वितीय श्रेणी,  
उप-तहसील कोटली, जिला मण्डी (हि० प्र०)।

ब अदालत कार्यकारी दण्डाधिकारी, सुन्दरनगर, जिला मण्डी (हि0 प्र0)

ब मुकद्दमा :

श्री सुरेन्द्र कुमार पुत्र श्री दुर्गा दास, निवासी राघे, डाकघर मलोह, तहसील सुन्दरनगर, जिला मण्डी (हि0 प्र0) . . प्रार्थी ।

बनाम

आम जनता

. . प्रत्यार्थी ।

दरखास्त बराये जन्म तिथि की दुरुस्ती बारा ।

श्री सुरेन्द्र कुमार पुत्र श्री दुर्गा दास, निवासी राघे, डाकघर मलोह, तहसील सुन्दरनगर, जिला मण्डी (हि0 प्र0) ने इस अदालत में प्रार्थना-पत्र मय शपथ-पत्र इस आशय पर पेश किया है कि उसकी पुत्री संजना कुमारी की जन्म तिथि 30-6-2004 नगर परिषद् सुन्दरनगर के अभिलेख में सही दर्ज है लेकिन उसकी पुत्री संजना कुमारी की जन्म तिथि ग्राम पंचायत मलोह के नकल परिवार रजिस्टर में 7-2-2006 गलत दर्ज की गई है। अब उसकी पुत्री की जन्म तिथि ग्राम पंचायत लनोह के अभिलेख में 7-2-2006 के बजाए 30-6-2004 दर्ज करने के आदेश सचिव ग्राम पंचायत को दिये जायें।

अतः इस इशतहार राजपत्र के माध्यम से आम जनता को सूचित किया जाता है कि उपरोक्त जन्म तिथि की दुरुस्ती बारे किसी को कोई उजर/एतराज हो तो वह दिनांक 13-10-2008 को सुबह 10.00 बजे या इससे पूर्व असालतन व वकालतन हाजर अदालत होकर पेश कर सकता है। हाजिर न आने की सूरत में एकतरफा कार्यवाही अमल में लाई जाकर जन्म तिथि को दुरुस्त करने के आदेश नियमानुसार पारित कर दिये जाएंगे।

आज दिनांक 28-8-2008 को हमारे हस्ताक्षर व मोहर अदालत से जारी हुआ।

मोहर।

हस्ताक्षरित / -  
कार्यकारी दण्डाधिकारी, सुन्दरनगर,  
जिला मण्डी (हि0 प्र0)।

ब अदालत कार्यकारी दण्डाधिकारी, सुन्दरनगर, जिला मण्डी (हि0 प्र0)

ब मुकद्दमा :

श्री रविन्द्र सिंह पुत्र श्री मोहिन्द्र सिंह, निवासी भोजपुर, डाकघर भोजपुर, तहसील सुन्दरनगर, जिला मण्डी (हि0 प्र0) . . प्रार्थी ।

बनाम

आम जनता

प्रार्थना-पत्र जेर धारा 13 (3) जन्म व मृत्यु पंजीकरण अधिनियम, 1969 के अन्तर्गत तिथि दर्ज करने बारे।

उपरोक्त मुकद्दमा में श्री रविन्द्र सिंह प्रार्थी ने दिनांक 22-5-2008 को इस अदालत में प्रार्थना-पत्र मय शपथ-पत्र पेश किया है कि उसकी दादी श्रीमती चिन्ती देवी पत्नी श्री माधो सिंह, निवासी भोजपुर, तहसील सुन्दरनगर की मृत्यु दिनांक 12-4-1980 को हुई है। लेकिन उसने अपनी दादी की मृत्यु तिथि नगर परिषद् सुन्दरनगर के अभिलेख में भूलवश दर्ज नहीं करवाई है। अब मृत्यु तिथि दर्ज करने के आदेश दिये जायें।

अतः आम जनता को इस इशतहार द्वारा सूचित किया जाता है कि यदि किसी व्यक्ति को मृत्यु पंजीकृत करने बारे कोई उजर/एतराज हो तो वह दिनांक 23-10-2008 को समय 10.00 बजे सुबह या इससे पूर्व अदालत व वकालतन हाजिर अदालत होकर पेश कर सकता है। हाजिर न आने की सूरत में एकतरफा कार्यवाही अमल में लाई जाएगी।

आज दिनांक 10-9-2008 को मेरे हस्ताक्षर व मोहर अदालत से जारी हुआ।

मोहर।

हस्ताक्षरित/—  
कार्यकारी दण्डाधिकारी, सुन्दरनगर,  
जिला मण्डी (हि0 प्र0)।

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ब अदालत कार्यकारी दण्डाधिकारी, सुन्दरनगर, जिला मण्डी (हि0 प्र0)

ब मुकद्दमा :

श्री मुनीष कुमार पुत्र श्री राम लाल गुप्ता, निवासी चतरोखड़ी, तहसील सुन्दरनगर, जिला मण्डी (हि0 प्र0)

नितिका पवारी पुत्री श्री अजय पवारी, निवासी सुजानपुर, जिला हमीरपुर (हि0 प्र0)

. . प्रार्थीगण।

बनाम

आम जनता

. . प्रत्यार्थीगण।

इशतहार

मुनीष कुमार आदि ने दिनांक 1-7-2008 को इस अदालत में विवाह पंजीकरण हेतु प्रार्थना-पत्र दायर किया है। जिसमें ब्यान हल्फी भी साथ संलग्न किया है ब्यान हल्फी में जाहिर किया है कि दिनांक 2-12-2007 को हिन्दू रीति-रिवाज अनुसार उन्होंने शादी कर ली है।

अतः इस इशतहार के माध्यम से आम जनता को सूचित किया जाता है कि उक्त विवाह को पंजीकरण करने बारा किसी को कोई उजर/एतराज हो तो वह दिनांक 31-10-2008 को इस अदालत में हाजिर आकर पेश कर सकता है। हाजिर न आने की सूरत में एकतरफा कार्यवाही अमल में लाई जाएगी।

आज दिनांक 12-9-2008 को मेरे हस्ताक्षर व मोहर अदालत से जारी हुआ।

मोहर।

हस्ताक्षरित/—  
कार्यकारी दण्डाधिकारी, सुन्दरनगर,  
जिला मण्डी (हि0 प्र0)।

ब अदालत उप-पंजीकाध्यक्ष, तहसील सदर, जिला मण्डी (हि0 प्र0)

ब मुकदमा :

श्री महिन्द्र सिंह पुत्र श्री मोहन सिंह, निवासी मकान नम्बर 4/3 पैलेस कलौनी मण्डी, जिला मण्डी (हि0 प्र0) . . प्रार्थी ।

बनाम

आम जनता

. . प्रत्यार्थी ।

वसीयतनामा पंजीकृत करने बारे ।

श्री महिन्द्र सिंह पुत्र श्री मोहन सिंह, निवासी मकान नम्बर 4/3 पैलेस कलौनी मण्डी ने एक प्रार्थना-पत्र इस अदालत में प्रस्तुत किया है कि मृतका सीमरत पाल कौर पत्नी श्री महिन्द्र पाल सिंह ने अपने पति के नाम दिनांक 26-11-2007 को एक वसीयत तहरीर करवाई है जोकि पंजीकृत न हुई है प्रार्थी ने भारतीय पंजीकरण अधिनियम की धारा 40 व 41 के अन्तर्गत वसीयत को पंजीकृत करने हेतु प्रार्थना-पत्र पेश किया है। प्रार्थी की पत्नी सीमरत वाल कौर की मृत्यु दिनांक 11-5-2008 को हो चुकी है। जिसकी पुष्टि के लिए प्रार्थी ने प्रार्थना-पत्र के साथ इच्छा पत्र व मृत्यु प्रमाण-पत्र संलग्न कर रखा है।

अतः इस इशतहार द्वारा सर्वसाधारण जनता को सूचित किया जाता है कि यदि किसी व्यक्ति/रिश्तेदार को प्रार्थी की पत्नी की वसीयत बारे कोई उजर व एतराज हो तो वह दिनांक 23-10-2008 को प्रातः 10.00 बजे अदालतन या वकालतन हाजिर होकर अपने एतराज पेश कर सकता है। हाजिर न आने की सूरत में एकतरफा कार्यवाही अमल में जाई जायेगी।

आज दिनांक 9-9-2008 को हमारे हस्ताक्षर व मोहर अदालत से जारी हुआ।

मोहर ।

हस्ताक्षरित / -  
उप-पंजीकाध्यक्ष, तहसील सदर,  
जिला मण्डी (हि0 प्र0) ।

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ब अदालत श्री Narendra Sharma, मैरिज ऑफिसर एवं उप-मण्डल दण्डाधिकारी, हमीरपुर,  
जिला हमीरपुर (हि0 प्र0)

1. Rajesh Kumar, aged 25 years s/o Shri Pritam Chand, r/o Village Tain, P. O. Utpur, Tehsil Lad Bharol, District Mandi (H. P.) at present c/o Shri Balwant Rai, Village Loharada, P. O., Tehsil & District Hamirpur (H. P.).
2. Shailja Sharma, aged 22 years d/o Shri Rajinder Parshad, r/o Village Jamrela, P. O. Gadiyara, Tehsil Baijnath, District Kangra (H. P.).

बनाम

आम जनता

NOTICE OF THE INTENDED MARRIAGE.

उपरोक्त मुकदमा में श्री Rajesh Kumar & Shailja Sharma ने शादी (Within one month) करनी है जिसे स्पेशल मैरिज ऐक्ट, 1954 के अन्तर्गत पंजीकृत किया जाना है।

अतः आम जनता एवं उनके रिश्तेदारों को इस इश्तहार द्वारा सूचित किया जाता है कि उक्त शादी पंजीकरण करने बारे किसी व्यक्ति को कोई उजर या एतराज हो तो वह दिनांक 13-10-2008 को सुबह 10.00 बजे या इससे पहले असालतन या वकालतन हाजिर अदालत होकर पेश करे अन्यथा शादी पंजीकरण करने बारे आगामी कार्यवाही अमल में लाई जाएगी।

आज दिनांक 12-9-2008 को मेरे हस्ताक्षर व मोहर अदालत से जारी हुआ।

मोहर।

NARENDRA SHARMA,  
मैरिज ऑफिसर एवं उप-मण्डल दण्डाधिकारी,  
हमीरपुर, जिला हमीरपुर (हि0 प्र0)।

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ब अदालत श्री सुखदेव सिंह (हि0 प्र0 से0), उप-मण्डल दण्डाधिकारी एवं स्पेशल मैरिज ऑफिसर,  
बड़सर, जिला हमीरपुर (हि0 प्र0)

1. Tikka Ram s/o Late Shri Nain Singh, r/o Village Chowki, P. O. Chowki Jamwalan, Tehsil & District Hamirpur (H. P.) . . *Bridegroom.*
2. Sheela Devi d/o Shri Hazuri Ram, r/o Village Balh-Dhatwalian, P. O. Dain, Tehsil Barsar, District Hamirpur (H. P.) . . *Bride.*

बनाम

आम जनता

विषय.—नोटिस स्पेशल मैरिज ऐक्ट, 1954 के अन्तर्गत विवाह पंजीकृत करने बारे।

इस अदालत में उपरोक्त प्रार्थीगण ने स्पेशल मैरिज ऐक्ट, 1954 के अन्तर्गत विवाह को पंजीकृत करने बारे दरखास्त गुजारी है कि वह कानूनन तौर से अपना विवाह पंजीकृत करवाना चाहते हैं।

अतः सर्वसाधारण/आम जनता को इस इश्तहार द्वारा सूचित किया जाता है कि यदि किसी को इस विवाह को पंजीकृत करने में किसी किस्म की आपत्ति व एतराज हो तो वह इस अदालत में असालतन अथवा वकालतन हाजिर होकर दिनांक 16-10-2008 को या इससे पूर्व अदालत हजा में अपनी आपत्ति दर्ज करवा सकता है। इसके उपरान्त कोई भी उजर/एतराज काबिले समायत न होगा तथा नियमानुसार विवाह पंजीकृत करने के आदेश पारित कर दिये जाएंगे।

आज दिनांक 8-9-2008 को मेरे हस्ताक्षर व मोहर अदालत से जारी हुआ।

मोहर।

सुखदेव सिंह (हि0 प्र0 से0),  
उप-मण्डल दण्डाधिकारी एवं स्पेशल मैरिज ऑफिसर,  
बड़सर, जिला हमीरपुर (हि0 प्र0)।

ब अदालत श्री प्रताप सिंह ठाकुर, कार्यकारी दण्डाधिकारी, भटियात, चुवाड़ी, जिला चम्बा (हि0 प्र0)

मिसल नम्बर 33/B-R-A/07

9-8-07

तारीख पेशी

23-10-2008

श्रीमती मनसो धर्मपत्नी स्वर्गीय श्री दलीपो, निवासी दरगाटी, डाकघर तियूकरी, तहसील ज्वाली, जिला कांगड़ा (हि0 प्र0)।

#### बनाम

1. श्री बाबू राम, 2. श्री करनैलो पुत्रान, 3. श्रीमती निमो पुत्री श्री माधो राम, निवासी कामन, डाकघर गाहर, तहसील भटियात, जिला चम्बा, 4. श्रीमती हरदेई पुत्री श्री माधो राम, w/o श्री चिंगो, हाल निवासी सारना, डाकघर गाहर, तहसील भटियात, 5. श्रीमती किको पुत्री श्री माधो राम, r/o रिहा, डाकघर होवार, तहसील भटियात, 6. श्रीमती गुडडो, 7. श्रीमती छुनको, 8. श्रीमती सविलो पुत्रियां श्री माधो राम, r/o कामन, डाकघर गाहर, तहसील भटियात, 9. श्री मदन लाल, 10. श्री मोहन लाल पुत्रान श्रीमती मायो पुत्री श्री माधो राम, r/o वैला परगना होवार, तहसील भटियात, 11. श्री शरीफ पुत्र श्री फकीरु राम, निवासी कामन, डाकघर गाहर, तहसील भटियात।

उनवान मुकद्दमा : तकसीम भूमि खाता खतौनी नम्बर 82/136, कित्ता-24, रकबा 11-4-6 बीधा व खाता खतौनी नम्बर 83/137, कित्ता-1, रकबा तादादी 2-2 बिधा, मौजा गाहर, तहसील भटियात, जिला चम्बा (हि0 प्र0)।

#### इश्तहार

उपरोक्त मुकद्दमा श्रीमती मनसो धर्मपत्नी स्व0 श्री दलीपो, निवासी दरगाटी, डाकघर तियूकरी, तहसील ज्वाली, जिला कांगड़ा ने इस न्यायालय में तकसीम बारे प्रार्थना-पत्र गुजार रखा है। प्रतिवादियों को कई बार इस न्यायालय बार समन जारी किए जिनमें से फ्रीकदोयम नम्बर 6-7-8-10-11 बाहर रहना तस्दीक हुए जिस कारण उनके समन की तामील साधारण तरीका से नहीं हो रही है। लिहाजा इश्तहार सर्वसाधारण द्वारा सूचित किया जाता है कि वे दिनांक 23-10-2008 को असालतन या वकालतन सुबह 10.00 बजे तहसील चुवाड़ी में बराये पैरवी मुकद्दमा हेतु हाजिर आवें। हाजिर न आने की सूरत में कार्यवाही एकतरफा अमल में लाई जाएगी व दीगर कोई उजर कावले समायत न होगा।

आज दिनांक 16-9-2008 को हमारे हस्ताक्षर व मोहर अदालत से जारी हुआ।

मोहर।

प्रताप सिंह ठाकुर,  
सहायक समाहर्ता प्रथम श्रेणी, भटियात चुवाड़ी,  
जिला चम्बा (हि0 प्र0)।

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ब अदालत श्री हरी राम शर्मा, नायब तहसीलदार एवं कार्यकारी दण्डाधिकारी, पच्छाद,  
जिला सिरमौर (हि0 प्र0)

श्रीमती कृष्णा आचार्या पत्नी श्री प्रकाश आचार्या, निवासी ग्राम बडु साहिब, डाकघर बडु साहिब, तहसील पच्छाद, जिला सिरमौर (हि0 प्र0)।

#### बनाम

आम जनता

दरखास्त जेर धारा 13 (3) जन्म एवं मृत्यु पंजीकरण अधिनियम, 1969.

श्रीमती कृष्णा आचार्या पत्नी श्री प्रकाश आचार्या, निवासी ग्राम बडु साहिब, डाकघर बडु साहिब, तहसील पच्छाद ने इस अदालत में प्रार्थना-पत्र मय शपथ-पत्र गुजारा है कि उसकी पुत्री रीतिका आचार्या व पुत्र सार्थक आचार्या पुत्र श्रीमती कृष्णा आचार्या का जन्म मिति 26-4-2003 व 19-5-2006 को हुआ, जिसका इन्द्राज ग्राम पंचायत लाना भल्टा, तहसील पच्छाद में दर्ज नहीं हुआ है।

अतः इस इशतहार द्वारा हर आम व खास को सूचित किया जाता है कि यदि किसी को उक्त नाम व तिथि पंचायत रिकार्ड में दर्ज करने बारे कोई एतराज हो तो वह दिनांक 25-10-2008 को या इससे पूर्व अदालत में हाजिर होकर अपना एतराज पेश कर सकता है अन्यथा सचिव ग्राम पंचायत को सम्बन्धित उक्त नाम व तिथि दर्ज करने बारे आदेश जारी कर दिये जायेंगे।

आज दिनांक 19-9-2008 को मेरे हस्ताक्षर व मोहर अदालत से जारी हुआ।

मोहर।

हरी राम शर्मा,  
नायब तहसीलदार एवं कार्यकारी दण्डाधिकारी,  
पच्छाद, जिला सिरमौर (हि0 प्र0)।

ब अदालत सहायक समाहर्ता प्रथम श्रेणी, नूरपुर, जिला कांगड़ा (हि0 प्र0)

श्री अमरनाथ सुपुत्र श्री मेहरो, महाल भटोली, डाकघर लूरंह, तहसील नूरपुर, जिला कांगड़ा (हि0 प्र0)  
... प्रार्थी।

बनाम

आम जनता

प्रार्थना-पत्र जन्म तिथि दर्ज किये जाने बारे।

प्रार्थी श्री अमरनाथ सुपुत्र श्री मेहरो, महाल भटोली ने इस कार्यालय/अदालत में अपनी पौत्री का जन्म पंजीकरण कराने हेतु प्रार्थना-पत्र पेश किया है कि उनकी पौत्री की जन्म तिथि 30-12-2006 है। इस बारे अपना शपथ-पत्र भी पेश किया है। साथ में पंचायत का अप्राप्यता-प्रमाण-पत्र भी पेश किया है।

इस अदालती इशतहार द्वारा जन-साधारण को सूचित किया जाता है कि यदि किसी व्यक्ति को इस बारे कोई आपत्ति हो तो वह दिनांक 4-10-2008 से पूर्व इस अदालत में आकर एतराज पेश कर सकता है। बाद में आने पर कोई भी एतराज मान्य/स्वीकार न होगा तथा नियमानुसार आगामी आदेश पारित कर दिये जाएंगे।

आज दिनांक 8-9-2008 को मेरे हस्ताक्षर व मोहर अदालत से जारी हुआ।

मोहर।

हस्ताक्षरित/-  
सहायक समाहर्ता प्रथम श्रेणी, नूरपुर,  
जिला कांगड़ा (हि0 प्र0)।



ब अदालत श्री आर० डी० हरनोट, नायब तहसीलदार एवं कार्यकारी दण्डाधिकारी, तहसील धर्मशाला, जिला कांगड़ा (हि० प्र०)

मुकद्दमा नं० / ना० तहसीलदार एवं कार्यकारी दण्डाधिकारी।

बनाम

आम जनता व अन्य

विषय.—प्रार्थना—पत्र जेरे धारा 13 (3) जन्म एवं मृत्यु पंजीकरण अधिनियम, 1969.

नोटिस बनाम आम जनता।

श्री राम स्वरूप पुत्र श्री वी. आर० शर्मा, निवासी सिविल लाईन, तहसील धर्मशाला, जिला कांगड़ा ने इस अदालत में शपथ—पत्र सहित मुकद्दमा दायर किया है कि उसकी पुत्री वंनक्षी की जन्म तिथि 5-5-1989 है परन्तु ग्राम पंचायत बड़ोल में उक्त तारीख पंजीकृत न हुई है। अतः इसे पंजीकृत किये जाने के आदेश दिये जावें। इस नोटिस के द्वारा समस्त जनता को तथा सम्बन्धित रिश्तेदारों को सूचित किया जाता है कि यदि किसी को उपरोक्त बच्चे का जन्म पंजीकरण किये जाने बारे कोई एतराज हो तो वह हमारी अदालत में दिनांक 31-10-2008 को असालतन या वकालतन हाजिर आकर अपना उजर पेश कर सकता है अन्यथा मुताबिक शपथ—पत्र जन्म तिथि पंजीकृत किये जाने बारे आदेश पारित कर दिये जायेंगे।

आज दिनांक 15-9-2008 को मेरे हस्ताक्षर व मोहर अदालत द्वारा जारी किया गया।

मोहर।

आर० डी० हरनोट,  
नायब तहसीलदार एवं कार्यकारी दण्डाधिकारी,  
तहसील धर्मशाला, जिला कांगड़ा (हि० प्र०)।

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ब अदालत श्री वी० एस० ठाकुर, नायब तहसीलदार एवं कार्यकारी दण्डाधिकारी, पालमपुर, जिला कांगड़ा (हि० प्र०)

केस नम्बर : 72 / NT-I/08

तारीख पेशी 15-11-2008

नरेन्द्र कुमार

बनाम सर्वसाधारण एवं आम जनता

प्रार्थना—पत्र अधीन धारा 13 (3) जन्म एवं मृत्यु पंजीकरण अधिनियम, 1969.

श्री नरेन्द्र कुमार पुत्र श्री भगवान दास, निवासी वन्दला, मौजा वन्दला, तहसील पालमपुर, जिला कांगड़ा (हि० प्र०) ने इस कार्यालय में प्रार्थना—पत्र दिया है कि उसकी माता श्रीमती नरैणो की मृत्यु दिनांक 28-1-2003 को हुई थी मगर ग्राम पंचायत वन्दला के अभिलेख में दर्ज नहीं है।

अतः इस इशतहार हजा द्वारा सर्वसाधारण को सूचित किया जाता है कि यदि इस बारे किसी व्यक्ति को कोई उजर का एतराज हो तो वह दिनांक 15-11-2008 को सुबह 10.00 बजे असालतन व वकालतन हाजिर अदालत आकर प्रस्तुत कर सकता है। बाद गुजरने मियाद कोई भी उजर या एतराज काबिले समायत न होगा तथा श्रीमती नरैणो पत्नी श्री भगवान दास की मृत्यु तिथि 28-1-2003 के पंजीकरण आदेश सम्बन्धित पंचायत को पारित कर दिये जाएंगे।

आज दिनांक 15-11-2008 को हमारे हस्ताक्षर व मोहर अदालत से जारी हुआ।

मोहर।

वी० एस० ठाकुर,  
नायब तहसीलदार एवं कार्यकारी दण्डाधिकारी,  
पालमपुर, जिला कांगड़ा (हि० प्र०)।

## HIMACHAL PRADESH VIDHAN SABHA SECRETARIAT

### NOTIFICATION

*Shimla-4, the 27th September, 2008*

**No. VS/Estt./6-62/81.**—The Hon'ble Speaker is pleased to promote and appoint Sh. Chuni Lal Thakur, Under Secretary as Deputy Secretary in the pay scale of Rs. 12000-15500+800 Secretariat Allowance purely on temporary basis against the leave vacancy arising out of proceeding on 45 days sanctioned earned leave w.e.f. 27-09-2008 to 10-11-2008 by Sh. Kesar Dass, Deputy Secretary. This arrangement shall continue only during the leave period of Sh. Kesar Dass, Deputy Secretary and thereafter Sh. Chuni Lal Thakur will be reverted to his post of Under Secretary immediately.

This arrangement shall not confer any right or claim on Sh. Chuni Lal Thakur for his regular promotion to the post of Deputy Secretary and the seniority therein.

By order,  
Secretary,  
H.P. VIDHAN SABHA

## IN THE HIGH COURT OF HIMACHAL PRADESH AT SHIMLA COMPANY PETITION NO. 5 OF 2004

IN THE MATTER of the Companies Act, 1956;

AND

IN THE MATTER of Section 391 of the Companies Act, 1956;

AND

IN THE MATTER of Morepen Laboratories Limited.

Morepen Laboratories Limited, a Company )

Incorporated under the Companies Act, )

1956 and having its Registered Office at)

Morepen Village, Malkumajra, Nalagarh Road, Baddi,

(Distt. Solan) Himachal Pradesh-173205

.... Applicant Company

### **NOTICE CONVENING MEETING OF FIXED DEPOSIT HOLDERS AND EQUITY SHAREHOLDERS**

Notice is hereby given that by an order, passed on the 10<sup>th</sup> September, 2008, the Hon'ble High Court of Himachal Pradesh at Shimla has directed separate meetings to be held of Fixed Deposit Holders and the Equity Shareholders of the Applicant company for the purpose of considering, and, if though fit, approving with or without modification, the Scheme of Compromise and Arrangement proposed to be made between the Applicant company and the Fixed Deposit Holders of the Applicant Company.

In pursuance of the said order and as directed therein, further notice is hereby given that a meeting of the Fixed Deposit Holders of the said company will be held at Morepen Village, Malkumajra, Nalagarh Road, Near Baddi, Solan – 173 205, Himachal Pradesh on Saturday, the 15th November, 2008 at 11.00 A.M. at which time and place the said Fixed Deposit Holders are requested to attend.

In pursuance of the said order and as directed therein, further notice is hereby given that a meeting of the Equity Shareholders of the Applicant company will be held at Morepen Village, Malkumajra, Nalagarh Road, Near Baddi, Solan – 173 205, Himachal Pradesh on Saturday, the 15th November, 2008 at 2.00 P.M. at which time and place the said Equity Shareholders are requested to attend.

Copies of the said Scheme of Compromise and Arrangement and of the statement under section 393 can be had free of charge at the registered office of the company or at the office of its advocate Shri Aman Sood at 4, Pandit Padam Dev Commercial Complex, Phase – I, The Ridge, Shimla.

Persons entitled to attend and vote at the meeting/meetings may vote in person or by proxy, provided that all proxies in the prescribed form are deposited at the registered office of the company at Morepen Village, Malkumajra, Nalagarh Road, Near Baddi, Solan – 173 205, Himachal Pradesh not later than 48 hours before the meeting.

Forms of proxy can be had at the registered office of the company.

The court has appointed Shri N.K. Sood, Advocate and failing him, Shri Janesh Mahajan, Advocate as Chairman of the said meeting of the Fixed Deposit Holders. The court has also appointed Shri Sandeep Sharma, Advocate and failing him, Shri Rajeev Jiwan, Advocate as Chairman of the meeting of Equity Shareholders . The abovementioned Scheme of Compromise and Arrangement, if approved by the meeting will be subject to the subsequent approval of the Court.

Dated : this 29<sup>th</sup> day of September, 2008.

**SANDEEP SHARMA,**  
**Advocate**  
*Chairman appointed for the*  
*Meeting of Shareholders.*

**N. K. SOOD,**  
**Advocate**  
*Chairman appointed for the*  
*Meeting of Fixed Deposit Holders.*